

PERMITTING PLANS

FOR:

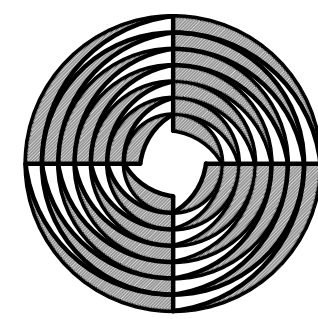
CLUB HOUSE

A.P. 20/2, LOTS 2112 & 2116
SCITUATE AVENUE
CRANSTON, R.I.

PREPARED FOR:

WEST BAY LLC
1414 ATWOOD AVE
CRANSTON, R.I.

PREPARED BY:

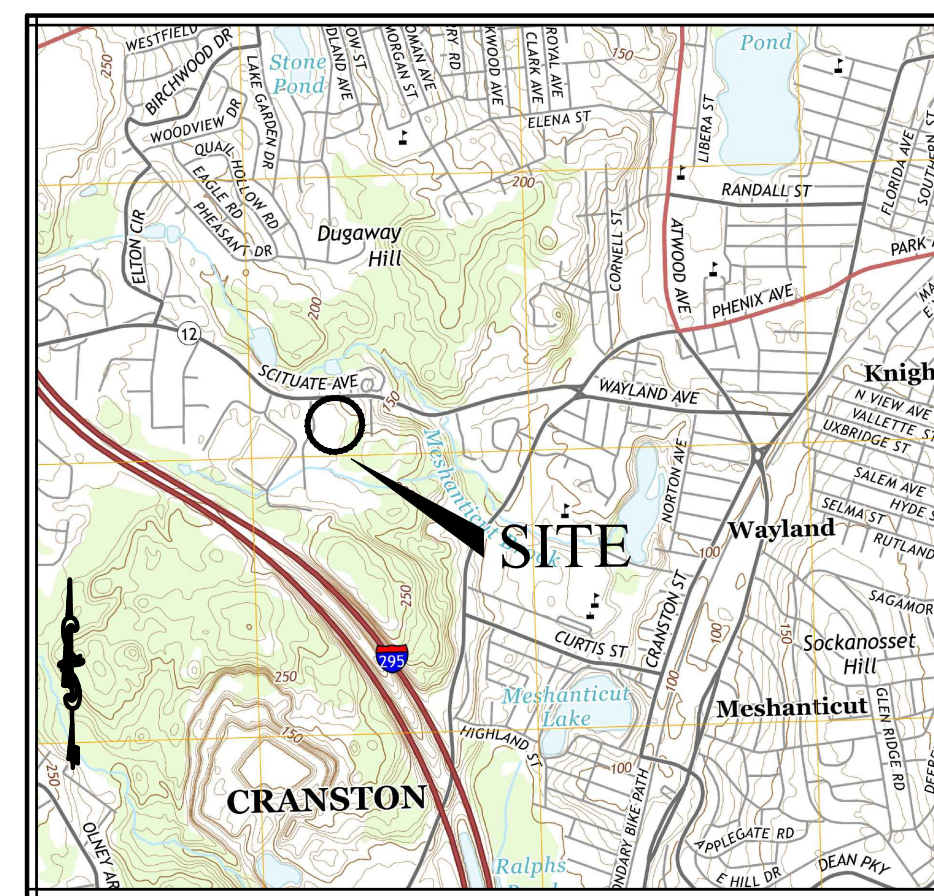


GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS \ SURVEYORS
LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, RI 02940
(PH) 401-273-6000 (FX) 401-273-1000

DATED:

DECEMBER 2017

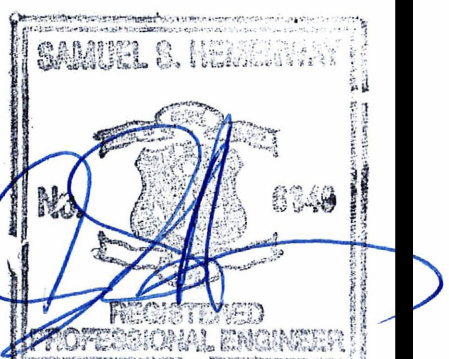
(REVISED 10/21/2022)



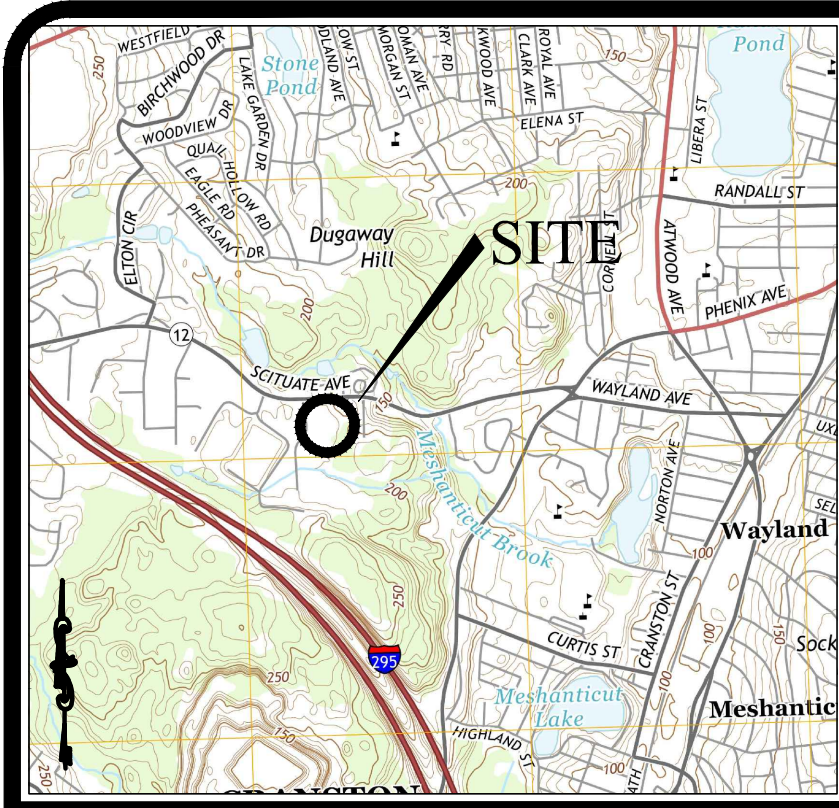
LOCUS MAP
NOT TO SCALE

PLAN SHEET LEGEND

SHEET	PLAN TITLE	LATEST REVISION
	COVER SHEET	10/19/2022
ECS	EXISTING CONDITIONS PLAN	03/23/2023
C-1	GENERAL NOTES	10/19/2022
C-2	SITE LAYOUT PLAN	10/19/2022
C-3	GRADING, DRAINAGE & UTILITIES PLAN	10/19/2022
C-4	SOIL EROSION AND SEDIMENT CONTROL PLAN	10/19/2022
C-5	CONSTRUCTION DETAILS - 1	10/19/2022
C-6	CONSTRUCTION DETAILS - 2	10/19/2022
C-7	CONSTRUCTION DETAILS - 3	10/19/2022
C-8	VICINITY MAP	10/19/2022
L-1	LANDSCAPE PLAN	
L-2	LANDSCAPE DETAILS	



03.05.23
PN 6856.00



LOCUS MAP
NOT TO SCALE

PARCEL DATA

A.P. 20-2, LOT 2112
CARPIONATO PROPERTIES INC
DEED BK. 4896, PG. 321
#320 SCITUATE AVENUE
CRANSTON, RI
LOT AREA: 20,950 S.F.±
OR 0.48 ACRES ±

PARCEL DATA

A.P. 20-2, LOT 2116
CARPIONATO ALFRED C/O
ATT CAROL DEANGELIS
SCITUATE AVENUE
CRANSTON, RI
LOT AREA: 9,524 S.F.±
OR 0.218 ACRES ±

PARCEL DATA

A.P. 20-4, LOT 2117
WEST BAY LLC
DEED BK. 4906, PG. 80
#280 SCITUATE AVENUE
CRANSTON, RI
LOT AREA: 345,430 S.F.±
OR 7.93 ACRES ±

ZONING DATA

A20 - (LOCUS)
SETBACKS:
FRONT - 30'
SIDE - 15'
REAR - 30'
MIN. LOT AREA - 20,000 S.F.
MIN. LOT WIDTH - 125'
MIN. LOT FRONTAGE - 125'
MAX. LOT COVERAGE - 20%
MAX. BLDG. HEIGHT - 35'

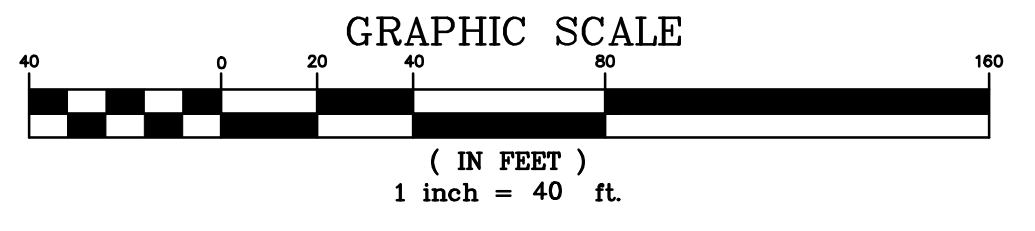
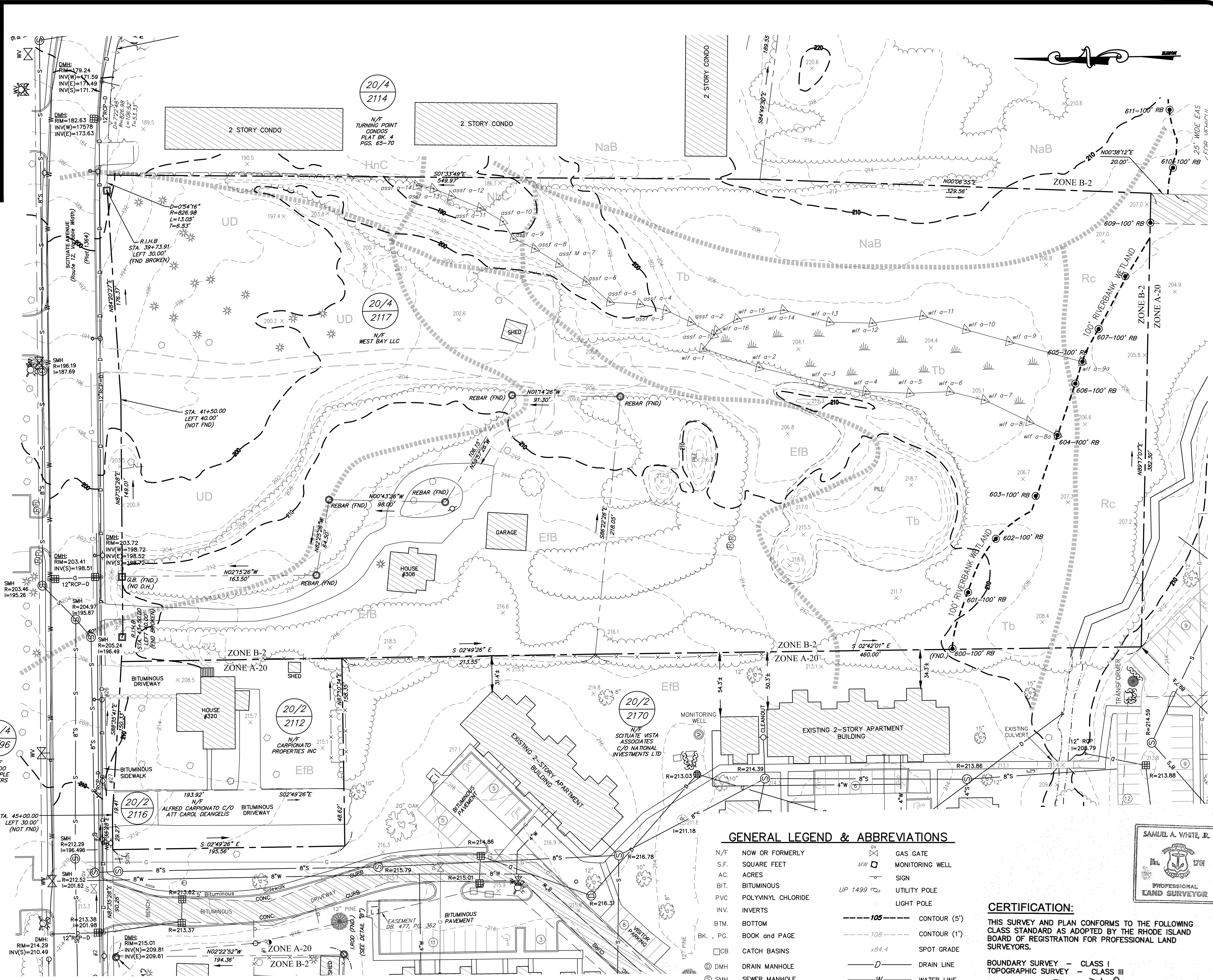
REFER TO CITY OF CRANSTON
ZONING ORDINANCE FOR FURTHER
INFORMATION.

STREET INDEX

SCITUATE AVENUE

NOTES:

PROJECT IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING), AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND, COMMUNITY PANEL NO. 445396-0313 H, HAVING AN EFFECTIVE DATE OF OCTOBER 2 2015.



EXISTING CONDITIONS PLAN
SCALE 1" = 40'

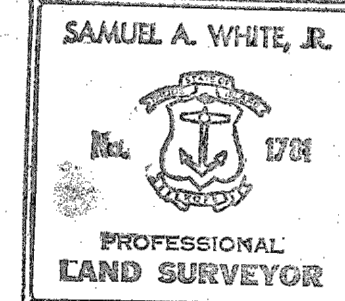
GENERAL LEGEND & ABBREVIATIONS

- | | | | |
|-----------|---------------------------|-------------|---------------------|
| N/F | NOW OR FORMERLY | GW | GAS GATE |
| S.F. | SQUARE FEET | MW | MONITORING WELL |
| AC. | ACRES | — | SIGN |
| BIT. | BITUMINOUS | UP 1499 | UTILITY POLE |
| PVC | POLYVINYL CHLORIDE | — | LIGHT POLE |
| INV. | INVERTS | — | |
| BTM. | BOTTOM | --- 105 --- | CONTOUR (5') |
| BK. . PG. | BOOK AND PAGE | --- 108 --- | CONTOUR (1') |
| CB | CATCH BASINS | x84.4 | SPOT GRADE |
| DMH | DRAIN MANHOLE | — D — | DRAIN LINE |
| SMH | SEWER MANHOLE | — W — | WATER LINE |
| UMH | UNKNOWN MANHOLE | — S — | SEWER LINE |
| TMH | TELEPHONE MANHOLE | — OHW — | OVERHEAD WIRES |
| EMH | ELECTRIC MANHOLE | — | ELECTRICAL LINE |
| WG | WATER GATE/WATER SHUT-OFF | --- | LOCUS PROPERTY LINE |
| GBF | GRANITE BOUND FOUND | DHF | DRILL HOLE FOUND |
| IRF | IRON ROD FOUND | PKF | PK NAIL FOUND |

CERTIFICATION:
THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BOUNDARY SURVEY - CLASS I
TOPOGRAPHIC SURVEY - CLASS III

By: *Samuel A. White, Jr.* 1281 1-7-15
PROFESSIONAL LAND SURVEYOR REG. NO. DATE



OWNER/APPLICANT:
A.P. 20/2, LOT 2112 & 2116
AND A.P. 20/4, LOT 2117
WEST BAY LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919

EXISTING CONDITIONS PLAN
FOR
A.P. 20 /2, LOT 2112 & 2116 and
A.P. 20/4, LOT 2117
SITUATED ON
SCITUATE AVENUE
CRANSTON, RHODE ISLAND
PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
1	UPDATED PARCEL INFORM	KYY	3/23/23

GAROFALO
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CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 6856	DRAWN BY O.L.
DWG. NO. 6856-ECS.DWG	CHECKED S.A.W.
SCALE: AS SHOWN	APPROVED S.A.W.
	DATE: SEPTEMBER 2017

SHEET

ECS

2 OF 10 SHEETS

GENERAL CONSTRUCTION NOTES:

- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE TRAILER AT ALL TIMES. DEVIATIONS OR CHANGES WILL NOT BE ALLOWED UNLESS BY WRITTEN APPROVAL FROM THE ENGINEER.
- SITING WORK SHALL NOT COMMENCE UNTIL ALL APPROVALS HAVE BEEN SECURED. REQUIRED PERMITS/APPROVALS FOR THE PROJECT INCLUDE BUT NOT LIMITED TO THE FOLLOWING: SITE PLAN APPROVAL BY THE CITY OF CRANSTON, CRANSTON SEWER AND VEOLIA WATER NORTH AMERICA CONNECTION PERMIT, PROVIDENCE WATER SUPPLY BOARD CONNECTION PERMIT, CRANSTON MAJOR LAND DEVELOPMENT PERMIT, RIDEM STORMWATER CONSTRUCTION PERMIT & WATER QUALITY CERTIFICATION.
- THE CONTRACTOR MUST RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR IN THE STATE OF RHODE ISLAND TO LAYOUT ON THE GROUND ALL NEW ELEMENTS OF WORK. IF ANY WORK IS INSTALLED PRIOR TO THE ABOVE REQUIREMENT AND IF ANY WORK IS NOT SATISFACTORY TO THE ENGINEER, THE CONTRACTOR MUST REPLACE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING, INSTALLING OR PROCEEDING WITH WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER NECESSARY MEASURES NEEDED TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING UNDERGROUND UTILITIES AND FACILITIES ON THE DRAWINGS; HOWEVER, THE INFORMATION SHOWN IS FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION, VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIALS. THE CONTRACTOR MUST CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE START OF ANY WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
- THE CONTRACTOR MUST NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED CONSTRUCTION, EXCAVATION OR BLASTING AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION, EXCAVATION OR BLASTING. ALL WATER, SEWERS, GAS AND ALL OTHER UTILITIES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR THE CITY OF CRANSTON AND THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION. THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AS AMENDED, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT, DRIVEWAYS, SIDEWALKS, WALL, CURBS, ETC. DAMAGED DURING CONSTRUCTION WITH MATCHING MATERIALS.
- THE CONTRACTOR AGREES THAT HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT SITE CONDITIONS THROUGHOUT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL MATERIALS USED FOR CONSTRUCTION MUST BE NEW AND FREE OF DEFECTS. USED OR SALVAGED MATERIAL WILL NOT BE ALLOWED UNLESS WRITTEN APPROVAL FROM THE OWNER IS OBTAINED BY THE CONTRACTOR.
- AT ALL TIMES THE CONTRACTOR MUST MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS. (I.E. IN TIMES OF RAIN OR SNOW, ROADS MUST BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC.). WIDTH OF EMERGENCY VEHICLE ACCESS MUST BE A MINIMUM OF 20 FEET WIDE. ACCESS TO BUILDINGS THAT HAVE A FIRE SPRINKLER SYSTEM OR STANDPIPE MUST BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC). NFPA 1141 3-1.
- NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR.
- HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC. (REFER TO ELECTRICAL SITE PLANS PREPARED BY OTHERS FOR DETAILS.)
- ALL RI HIGHWAY BOUNDS AND PERMANENT SURVEY MARKERS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- ALL WORK WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, INCLUDING ALL REVISIONS AND THE RI STANDARD DETAILS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 INCLUDING ALL REVISIONS.
- REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL PLANS FOR ALL BUILDING INFORMATION.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

GENERAL DRAINAGE & GRADING NOTES:

- ALL IMPROVEMENTS INDICATED HEREON MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINE (ADAAG)'. NOTE THAT THE DETAIL CONTAINED WITHIN THIS PLAN MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ADAAG REQUIREMENTS, BUT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS THESE STANDARDS.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH NOTES AND SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

PLAN REFERENCE:

- A PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR A.P. 20/2, LOT 2112 & 2116 AND A.P. 20/4, LOT 2117", SITUATED ON SCITUATE AVENUE, CRANSTON, RHODE ISLAND. PREPARED FOR WEST BAY, LLC. PREPARED BY GAROFALO & ASSOCIATES, INC. DATED SEPTEMBER, 2017. JOB 6856-00, DWG:6856-ECS.DWG.

GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND ALL LOCAL AUTHORITIES & UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITIES WITHIN THE AREA 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. LOCATION AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE DRAWINGS.
- ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. THE CONTRACTOR SHALL REFER TO THE PROVIDENCE WATER SUPPLY BOARD & REGULATIONS FOR THE SERVICE INSTALLATION & EXTENSION REQUIREMENTS OF WATER LINES.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE OF CURBING, PAVING AND COMPACTED SUBGRADE, THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER & ALL LOCAL UTILITY COMPANIES 48 HOURS BEFORE EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREA. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- THE CONTRACTOR SHALL REMOVE ANY ABANDONED FOUNDATIONS, UTILITY STRUCTURES, BURIED DEBRIS ETC. WHICH INTERFERE WITH THE INSTALLATION OF THE UTILITY WORK. ALL SUCH STRUCTURES SHALL BE COMPLETELY REMOVED AND THE EXCAVATED AREA SHALL BE BACKFILLED WITH COMPACTED GRAVEL IN 6" LIFTS TO 95% COMPACTION TO 6" BELOW THE BOTTOM OF THE UTILITY AND PIPE.
- COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF PROJECT APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PIPING LAYOUT INDICATED ON THESE PLANS IS DIAGRAMMATIC ONLY AND DOES NOT SHOW ALL THE REQUIRED FITTINGS FOR PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO OBTAIN PROPER ALIGNMENT AND FOR EXISTING UTILITY CONNECTIONS BASED UPON FIELD CONDITIONS.
- IF DURING EXCAVATION THE TRENCH WIDTH EXCEEDS THE SUM OF THE PIPE O.D. PLUS 2'-0", PLACE AND COMPACT THE FILL TO 12" ABOVE THE PIPE AND RE-EXCAVATE TO GRADE.
- PROPOSED WATER PIPING SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON PIPE WITH TYTON JOINTS. ALL BENDS, TEES ETC. SHALL BE JOINT RESTRAINED BY THE USE OF CONCRETE THRUST BLOCKS AND "MEG-A-LUG". GATE VALVES SHALL BE CAST IRON BODY BRONZE MOUNTED, COMPLETE WITH ROAD BOX AND SHALL CONFORM TO THE CITY OF CRANSTON WATER DIVISION REGULATIONS, STANDARDS AND SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF CRANSTON WATER DIVISION REGULATIONS, STANDARDS AND SPECIFICATIONS. NOTIFICATION SHALL BE PROVIDED TO SAID AUTHORITIES AT LEAST 72 HOURS PRIOR TO INITIATING CONSTRUCTION. WATER SERVICE PIPING SIZE SHOWN IS APPROXIMATE ONLY AND SHALL BE SIZED AND VERIFIED BY A LICENSED FIRE PROTECTION ENGINEER AND OR LICENSED PLUMBING ENGINEER.
- ALL FIRE AND PLUMBING FIXTURES MUST CONFORM TO LOCAL SPECIFICATIONS AND AS STIPULATED BY THE LOCAL FIRE MARSHALL AND/OR THE BUILDING OFFICIAL.
- WHENEVER SEWER LINES MUST CROSS WATER LINES, THE SEWER SHALL BE INSTALLED SO THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE 18 INCH VERTICAL SEPARATION & 10 FOOT HORIZONTAL SEPARATION CAN NOT BE MET AT WATER AND SEWER CROSSINGS, THE SEWER PIPE SHALL BE ENCASED IN EITHER DUCTILE IRON OR C900 BLUE BRUTE PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF CROSSING.
- ELECTRIC SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. ELECTRIC SERVICE AND TRANSFORMER PAD SHALL CONFORM TO THE REQUIREMENTS OF THE ELECTRIC COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE ELECTRIC SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS IS REQUIRED BY THE ELECTRIC COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION. REFER TO ELECTRICAL DRAWINGS FOR DETAILS ON ALL UNDERGROUND ELECTRIC.
- TEL/CABLE SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE UTILITY SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE ETC.) AS IS REQUIRED BY THE LOCAL UTILITY CO. FOR COMPLETE AND IN PLACE CONSTRUCTION. REFER TO ELECTRICAL DRAWINGS FOR ALL UNDERGROUND ELECTRIC.
- SITE LIGHTING ELEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A PHOTOMETRIC PLAN TO THE CITY OF CRANSTON PRIOR TO CONSTRUCTION. THE PLAN SHALL MEET THE APPLICABLE REQUIREMENTS OF THE CITY. SITE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE INSTALLATION OF LIGHT POLE BASES IN LOCATIONS INDICATED. REFER TO SITE LIGHTING PLANS FOR INSTALLATION REQUIREMENTS.
- WHENEVER UTILITIES ARE TO BE INSTALLED WITHIN THE CITY OF CRANSTON PUBLIC OR PRIVATE RIGHT-OF-WAYS, THE TRENCH MUST BE BACKFILLED WITH FLOWABLE FILL. ALL AREAS OF ROADWAY PAVEMENT & WALKWAYS DISTURBED DURING CONSTRUCTION SHALL BE RE-PAVED PER LOCAL CITY/TOWN AND STATE STANDARDS AND SPECIFICATIONS.

STORMWATER SYSTEM MAINTENANCE NOTES:

THE DRAINAGE SYSTEMS ARE TO BE MONITORED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD BY THE CONTRACTOR. UPON COMPLETION OF THE PROJECT THE CONTRACTOR MUST DO A FINAL FULL MAINTENANCE & CLEAN UP OF THE STORMWATER MANAGEMENT SYSTEM AND THE SITE. UPON COMPLETION OF THE CONTRACTOR'S FINAL MAINTENANCE & CLEAN UP OF THE PROJECT, MONITORING OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.

CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF CONTRACTOR)

- SILT BARRIER:**
MONITOR SILT BARRIER ON A WEEKLY BASIS AND AFTER EVERY RAIN STORM EVENT AND REPAIR OR REPLACE ANY DAMAGED AREAS IMMEDIATELY. IMMEDIATELY CLEAN THE SILT BARRIER IF SIX INCHES OR MORE OF SEDIMENT HAS ACCUMULATED ON THE HAYBALE & SILT BARRIER.
- PAVED AREAS:**
PARKING LOTS, PUBLIC & PRIVATE ROADWAYS AND GUTTERS SHALL BE SWEEPED CLEAN OF ALL SEDIMENT & DEBRIS. SWEEPING & REMOVAL OF DEBRIS SHALL BE PERFORMED ON A WEEKLY BASIS AT A MINIMUM.
- STORMWATER BMPS:**
NO CONSTRUCTION RUNOFF SHALL BE DIRECTED TO STORMWATER BMPS UNTIL UP-GRADIENT AREAS ARE STABILIZED.

POST CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF OWNER)

- PAVED AREAS:**
PARKING LOTS, ROADS AND ALL ACCESS WAYS AND GUTTERS MUST BE SWEEPED CLEAN OF ALL SEDIMENT AND DEBRIS ON BI-ANNUAL BASIS IN SPRING AND FALL OF EACH YEAR. OR AS NECESSARY.
- STORMWATER MANAGEMENT FACILITIES** – REFER TO OPERATIONS AND MAINTENANCE PLAN UNDER SEPARATE COVER. **(NOTE: A LEGALLY ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED IF THE PROPERTY OWNER IS NOT THE PARTY RESPONSIBLE FOR BMP MAINTENANCE AS PRESCRIBED)**

INFILTRATION AREA CONSTRUCTION PROTECTION

FOR THE LONG-TERM FUNCTION OF THE INFILTRATING SYSTEMS, CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMP'S):

- CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THE INFILTRATION AREA UNTIL INSTALLATION IS COMPLETED. THE SUBGRADE BENEATH THE SYSTEM SHALL NOT BE COMPACTED.
- EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION AREAS SHALL BE PERFORMED MANUALLY OR BY HYDRAULIC EXCAVATOR OR SOME OTHER SIMILAR MEANS TO ENSURE THAT THE EQUIPMENT IS NOT IN DIRECT CONTACT WITH THE NATURAL INFILTRATION EARTH MATERIAL AND DOES NOT CAUSE COMPACTION OF THE MATERIAL.
- THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AND EROSION CONTROLS AROUND THE PERIMETER OF THE INFILTRATION AREA TO PREVENT THE USE OF THIS AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION CAPABILITIES OF THE AREA. THIS FENCING MAY BE REMOVED FOR BACKFILLING AND FINAL CONSTRUCTION.

ENVIRONMENTAL PROTECTION NOTES:

- THE PROJECT SITE IS NOT DOCUMENTED BY THE RHODE ISLAND NATURAL HERITAGE SURVEY AS BEING WITHIN A NATURAL HERITAGE AREA CONTAINING ANY RARE OR ENDANGERED PLANTS OR ANIMALS.
- THE PROJECT SITE IS NOT DOCUMENTED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM) GEOGRAPHIC INFORMATION SYSTEM (GIS) MAPPING AS BEING WITHIN AN AREA CONTAINING HAZARDOUS ENVIRONMENTAL CONDITIONS.

SITE LEGEND

EXISTING	NEW	DESCRIPTION
		CENTERLINE (LAYOUT)
		STORM DRAIN
		ELECTRIC (UNDERGROUND)
		FIRE SERVICE
		FOOTING DRAIN
		GAS
		OVERHEAD WIRE
		PROPERTY LINE
		SANITARY SEWER
		SITE LIGHTING SERVICE
		TELEPHONE
		WATER
		CONTOUR
		SPOT GRADE
		SPOT GRADE (BOT. OF CURB)
		SPOT GRADE (TOP OF CURB)
		SPOT GRADE (BOT. OF WALL)
		SPOT GRADE (TOP OF WALL)
		BITUMINOUS CONC. CURB
		CAPE COD BERM
		PRECAST CONC. CURB
		PRECAST SLOPED MOUNT. CURB
		SLOPED GRANITE CURB
		VERTICAL GRANITE CURB
		CHAINLINK FENCE (CLF)
		STOCKADE FENCE (STKF)
		BORING LOCATION
		CATCH BASIN
		DOUBLE GRATE CATCH BASIN
		CONCRETE THRUST BLOCK
		DRAIN MANHOLE
		FLARED END STRUCTURE
		SEWER MANHOLE
		WATER SERVICE
		UTILITY POLE
		FIRE HYDRANT
		GATE VALVE AND CURB BOX
		HANDICAP SYMBOL (PRKG. SPACE)
		SIGN
		WETLAND
		SOIL EVALUATION LOCATION
		TEST PIT LOCATION
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE (PIV)
		ELECTRIC MANHOLE (EMH)
		TELEPHONE MANHOLE (TMH)
		TRANSFORMER PAD
		GENERATOR PAD
		GROUND CLEANOUT
		SIGHT LIGHT POLE
		TRAFFIC FLOW DIRECTION
		LIMIT OF DISTURBANCE
		CONTINUOUS ROW OF SILT SOCKS
		PAVEMENT SAWCUT & MATCH TO EXISTING
		RIDOT STD DETAIL REFERENCE

ABBREVIATIONS

CI	CAST IRON PIPE
CLDI	CEMENT LINED DUCTILE IRON PIPE
CLF	CHAINLINK FENCE
CTE	POINT OF CONNECTION TO EXISTING
D.I.	DUCTILE IRON PIPE
ESHW	ESTIMATED SEASONAL HIGH WATER TABLE
ETR	EXISTING TO REMAIN
EX	EXISTING
F&I	FURNISH AND INSTALL
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT ELEVATION
MTE	MATCH TO EXISTING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PVC	POLYVINYL CHLORIDE PIPE
RPC	REINFORCED CONCRETE PIPE
VF	VERIFY IN FIELD
WQS	WATER QUALITY STRUCTURE

SITE PLAN LEGEND (RIDOT):

	BITUMINOUS CONCRETE PAVEMENT		CURB SETTING DETAIL
	CUT AND MATCH PAVEMENT		CONSTRUCTION ENTRANCE
	LIMIT OF DISTURBANCE		CEMENT CONCRETE SIDEWALK
	4" LOAM AND SEEDING, TYPE 2		BITUMINOUS CONCRETE SIDEWALK
	4-INCH WHITE PAVEMENT MARKINGS		WHEELCHAIR RAMP FOR LIMIT RIGHT-OF-WAY AREAS
	PRECAST CONCRETE CURB		RAMP-LANDING FOR NARROW SIDEWALK
	3'-0" PRECAST CONCRETE TRANSITION CURB		DETECTIBLE WARNING PANEL PLACEMENT
	PRECAST CONCRETE CAR STOPS		

GENERAL NOTES PLAN
PERMITTING PLANS
 FOR
CLUB HOUSE
 SITUATED ON
 A.P. 20/2, LOTS 2112 & 2116
 SCITUATE AVENUE
 CRANSTON, RI
 PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
1	MODIFY PAVEMENT STRUCTURE	RJB	1/29/18
2	LAYOUT CHANGE	RAS	01/19/22

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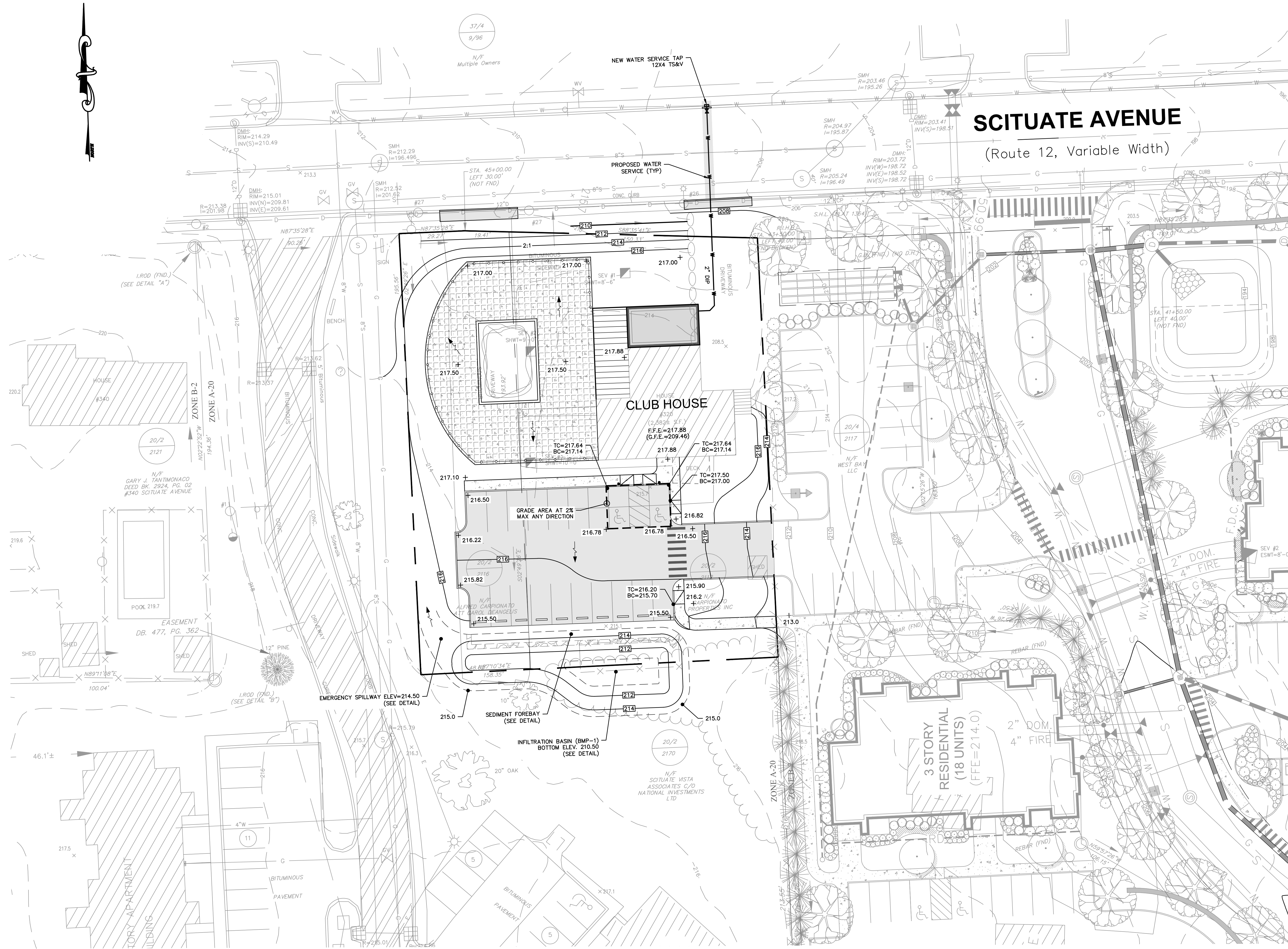
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DWG. NO. 6856-BASE	CHECKED S.H.H.
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	DATE: DECEMBER, 2017

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C-1

3 OF 10 SHEETS

L:\6856-00_Proposed Multi-Family Development - Scituate Avenue - Cranston, RI\6856-00-Club House.dwg 01/24/2023 10:49:03 09:29



SCITUATE AVENUE
(Route 12, Variable Width)

GRADING, DRAINAGE & UTILITIES PLAN
PERMITTING PLANS
FOR
CLUB HOUSE
SITUATED ON
A.P. 20/2, LOTS 2112 & 2116
SCITUATE AVENUE
CRANSTON, RI
PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
2	LAYOUT CHANGE	RAS	0/19/22

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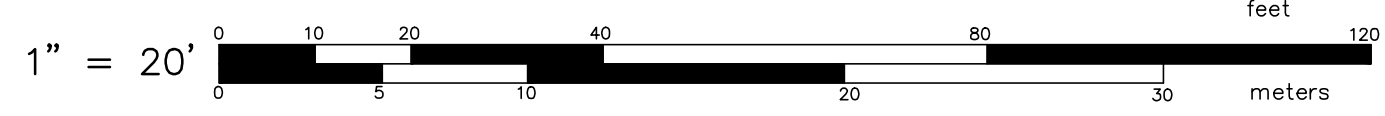
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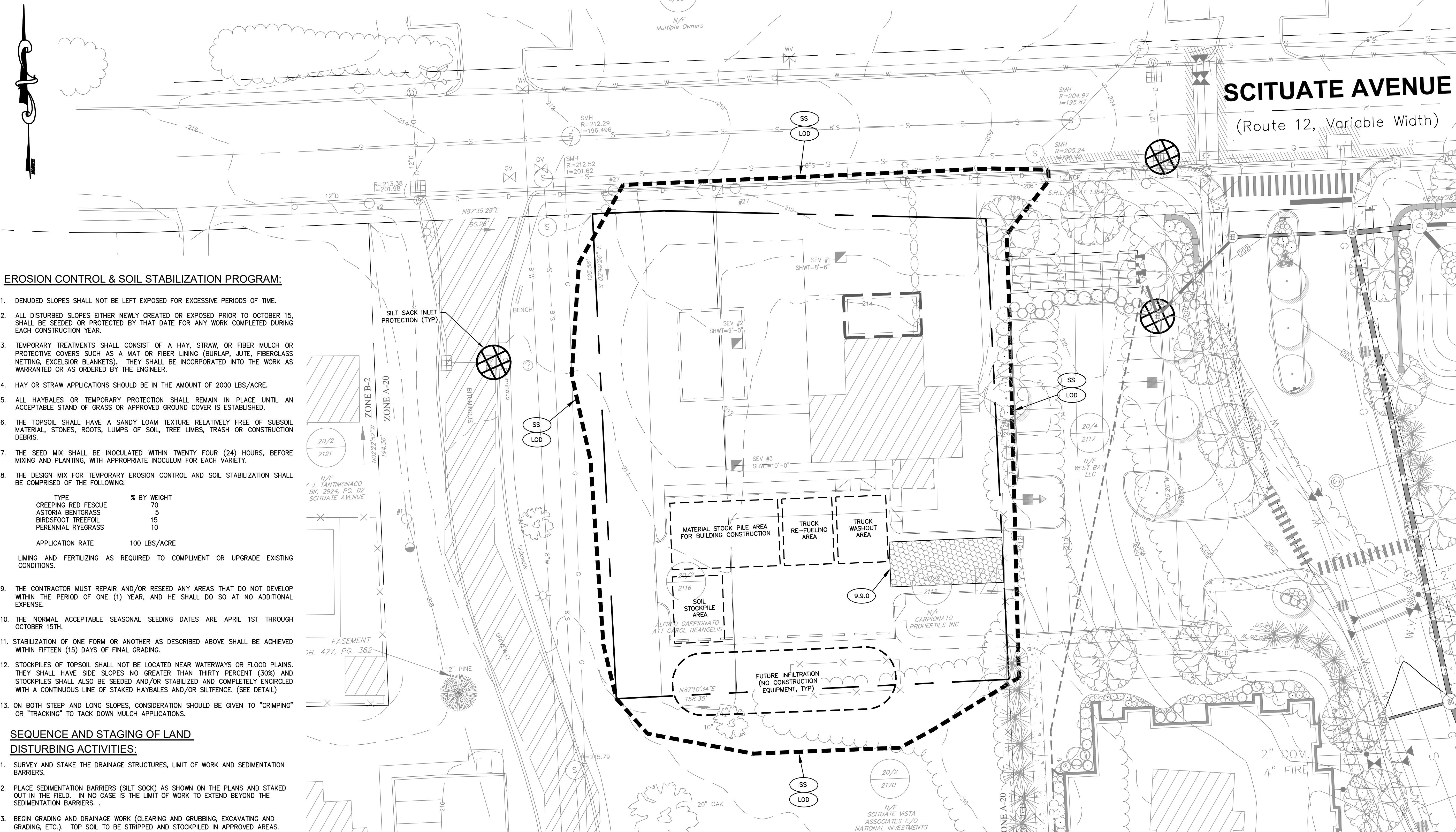
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	DATE: DECEMBER, 2017

SHEET
C-3
5 OF 10 SHEETS

OWNER/APPLICANT:
A.P. 20/2, LOTS 2112 & 2116
WEST BAY LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919



L:\6856-00_Proposed Multi-Family Development - Scituate Avenue - Johnston, RI\01-Current Civil\6856-00-Club House.dwg 01/24/2023 10:59:03 09:29



EROSION CONTROL & SOIL STABILIZATION PROGRAM:

1. DENUDE SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTENCE. (SEE DETAIL).
13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF WORK AND SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (SILT SOCK) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
3. BEGIN GRADING AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEEDED.
4. COMPLETE SITE GRADING.
5. INSTALL BMPs IN ACCORDANCE WITH PLANS. SEDIMENT CONTROLS SHALL BE MAINTAINED AT THE BMP STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
6. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS.
7. FLUSH AND/OR REPAIR DRAINAGE AREAS AS NEEDED.
8. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

SEDIMENTATION CONTROL PROGRAM:

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
2. BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
6. ADDITIONAL SILT SOCKS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.

SCITUATE AVENUE
(Route 12, Variable Width)

SOLI EROSION & SEDIMENT CONTROL PLAN PERMITTING PLANS FOR CLUB HOUSE
SITUATED ON
A.P. 20/2, LOTS 2112 & 2116
SCITUATE AVENUE
CRANSTON, RI
PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
2	LAYOUT CHANGE	RAS	0/19/22

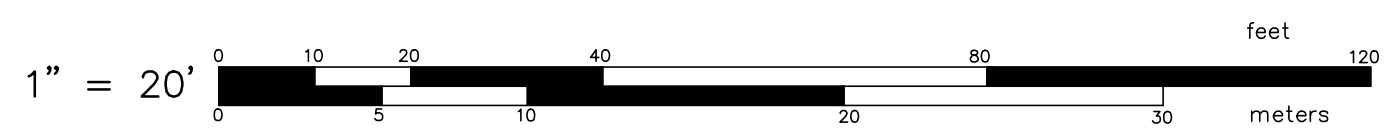
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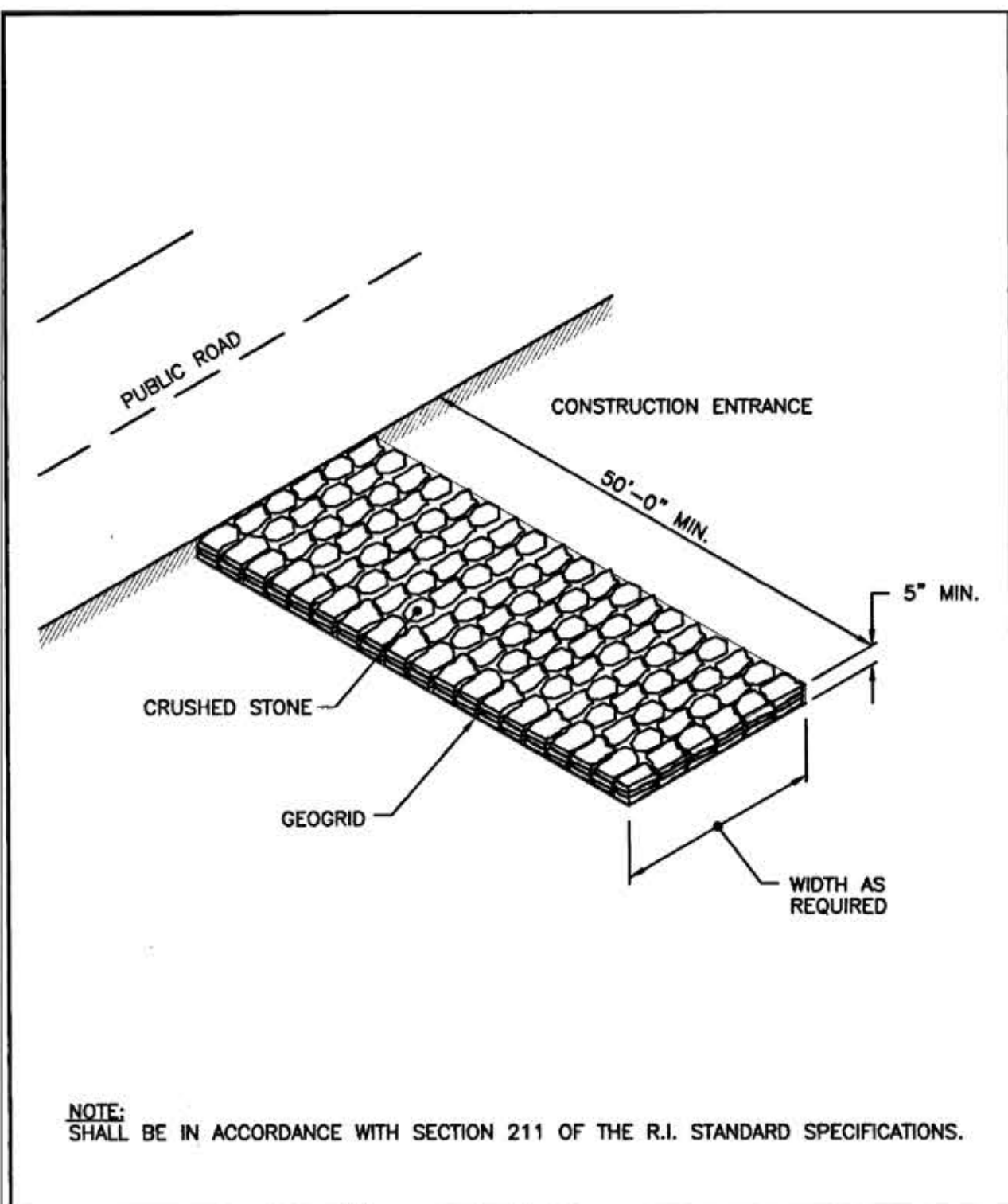
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SHEET
C-4
6 OF 10 SHEETS

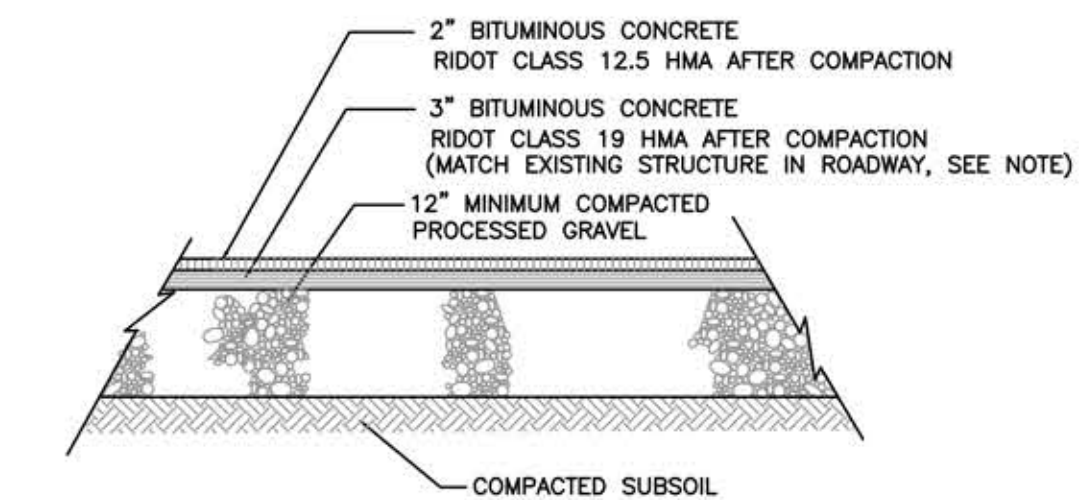
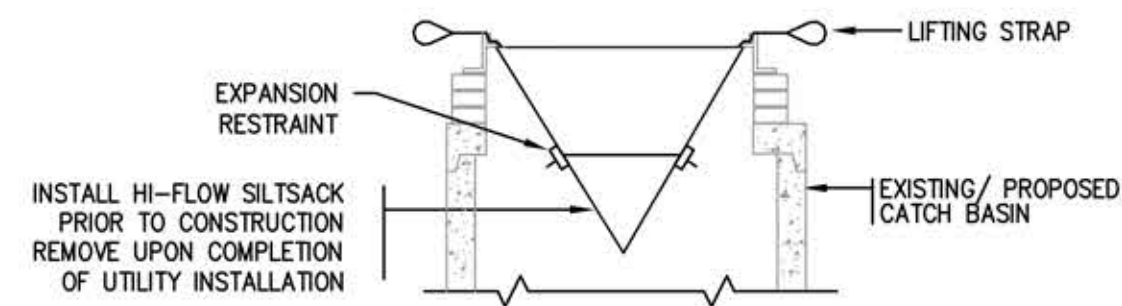


OWNER/APPLICANT:
A.P. 20/2, LOTS 2112 & 2116
WEST BAY LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919



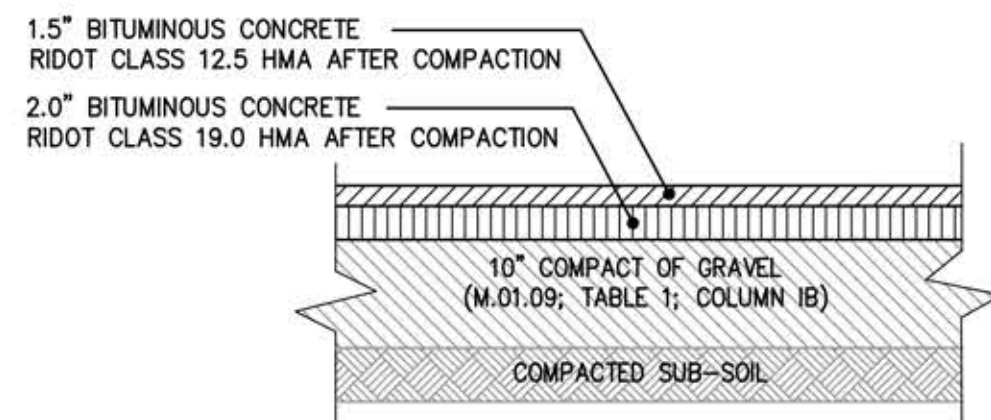
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NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CONSTRUCTION ACCESS
JUNE 15, 1998
R.I. STANDARD 9.9.0



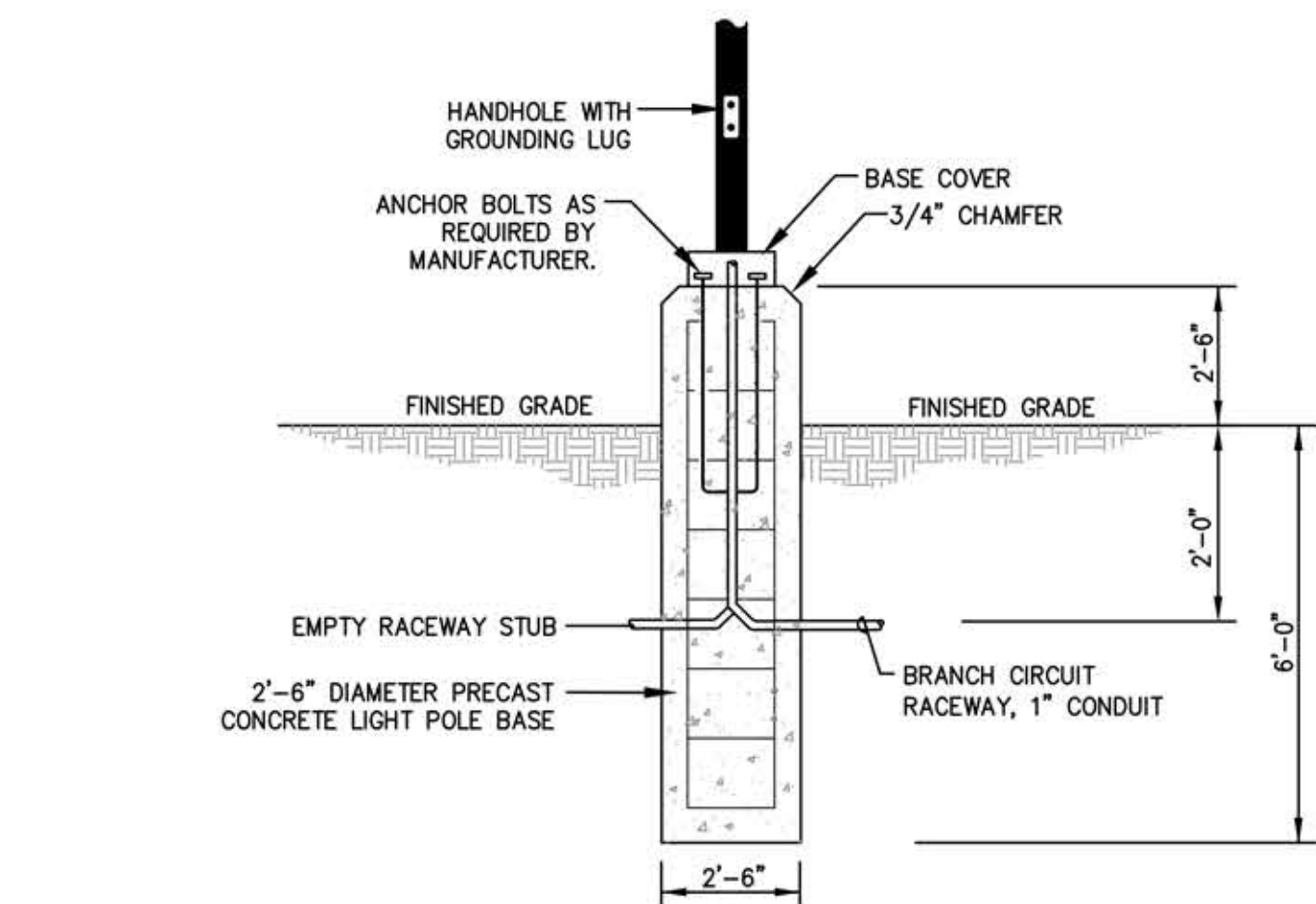
NOTE:
1. CONTRACTOR IS REQUIRED TO INSTALL "HIGH FRICTION SURFACE TREATMENT" FOLLOWING UTILITY TRENCHING AND WHEN RESTORING THE ROADWAY SURFACE. APPLICATION SHALL BE AS PERFORMED UNDER PREVIOUS ROADWAY CONTRACT (BY OTHERS) AND SHALL BE COORDINATED THROUGH THE RIDOT.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT STRUCTURE WITHIN EXISTING ROADWAY.

ROADWAY BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



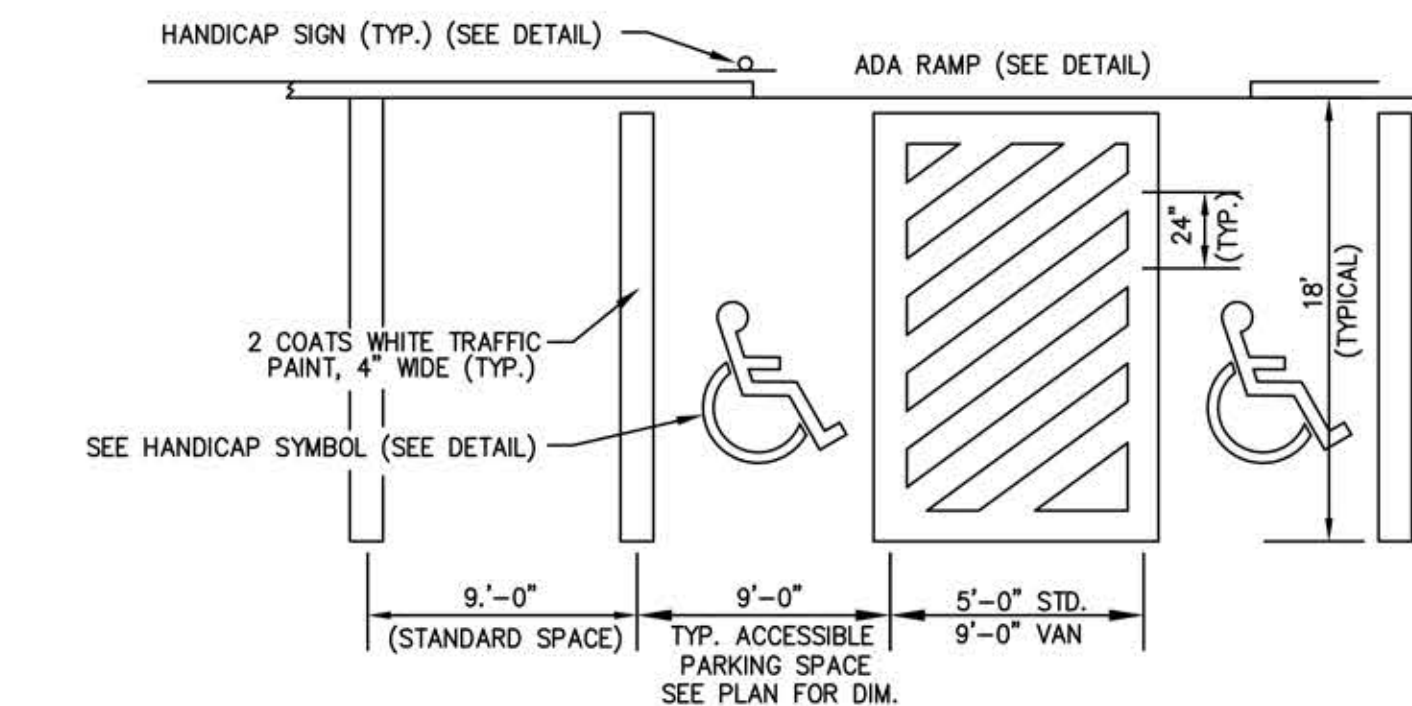
NOTES:
1. SUB-SOIL FILLS SHALL BE COMPRISED OF SELECT GRANULAR MATERIALS, CLASSIFIED AS SM OR MORE GRANULAR BY ASTM D 2487 AND PLACED IN 12-INCH MAXIMUM LIFTS AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY THE MOISTURE-DENSITY RELATIONSHIP TEST METHOD ASTM D689.
2. WITHIN SUBSOIL FILL AREAS, THE CONTRACTOR SHALL PROVIDE AT LEAST ONE COMPACTION TEST PER 100 LINEAR FEET, OR FRACTION THEREOF, OF EACH LIFT OF BACKFILL FOR ROADS. COMPACTION TESTING SHALL BE PERFORMED BY A RIDOT VALIDATED COMMERCIAL TESTING LABORATORY.

BITUMINOUS CONCRETE PAVEMENT SECTIONS (BCP)
N.T.S.

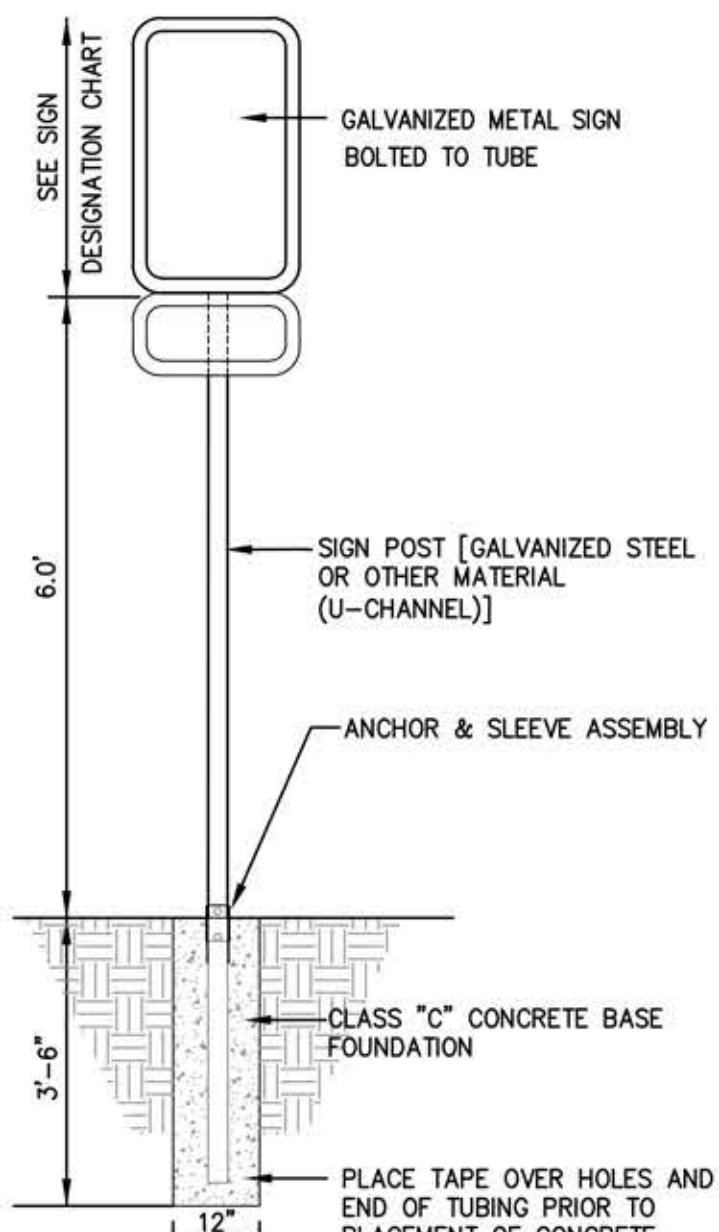


NOTES:
1. FOUNDATION DESIGN IS BASED ON COMPETENT GRANULAR SOIL CONDITIONS. A SPECIAL DESIGN IS REQUIRED IF FIELD CONDITIONS VARY FROM THIS.
2. FOOTING DESIGN SHALL BE BASED ON LIGHT FIXTURE SUBMITTED FOR APPROVAL DURING CONSTRUCTION.

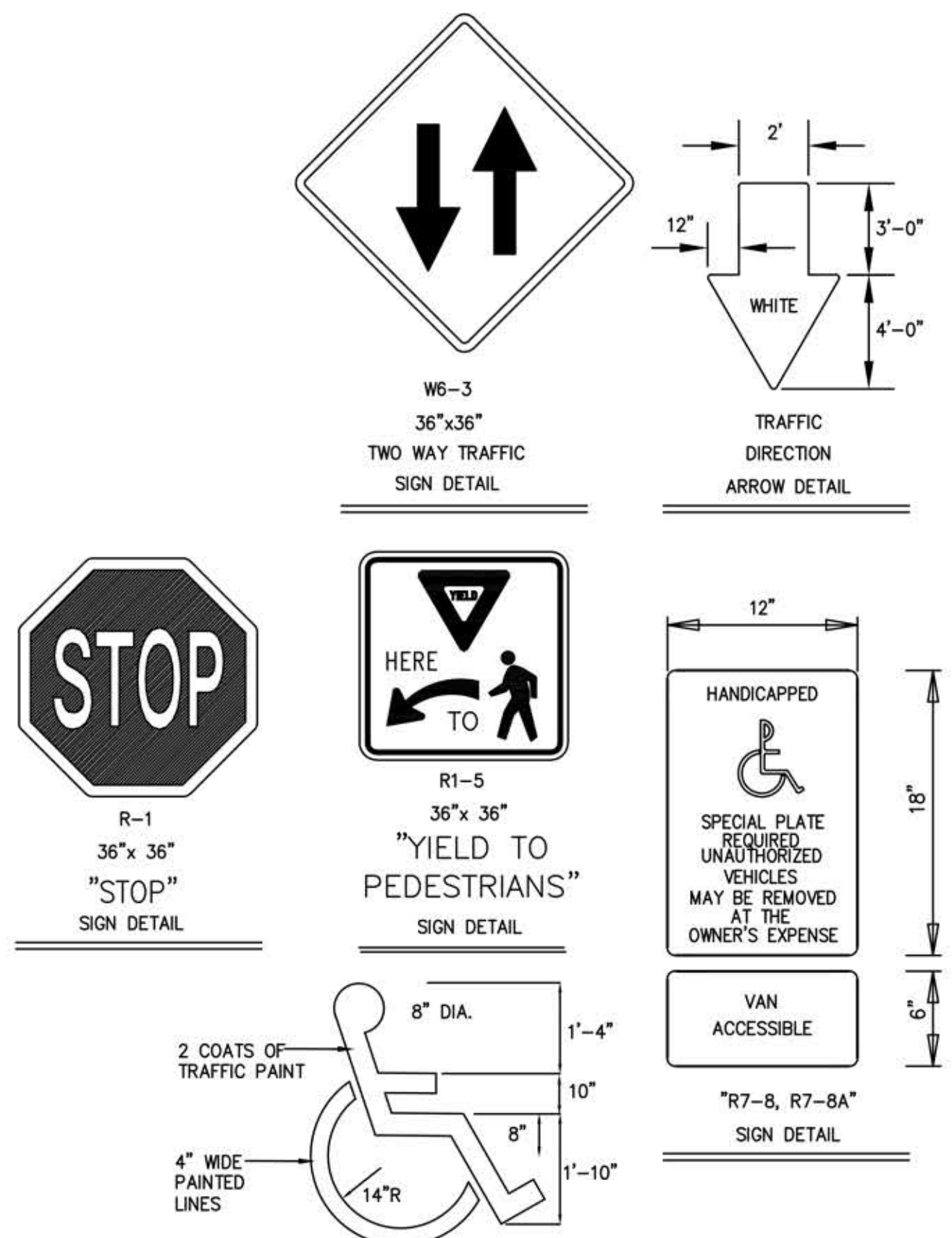
LIGHTING POLE BASE DETAIL
N.T.S.



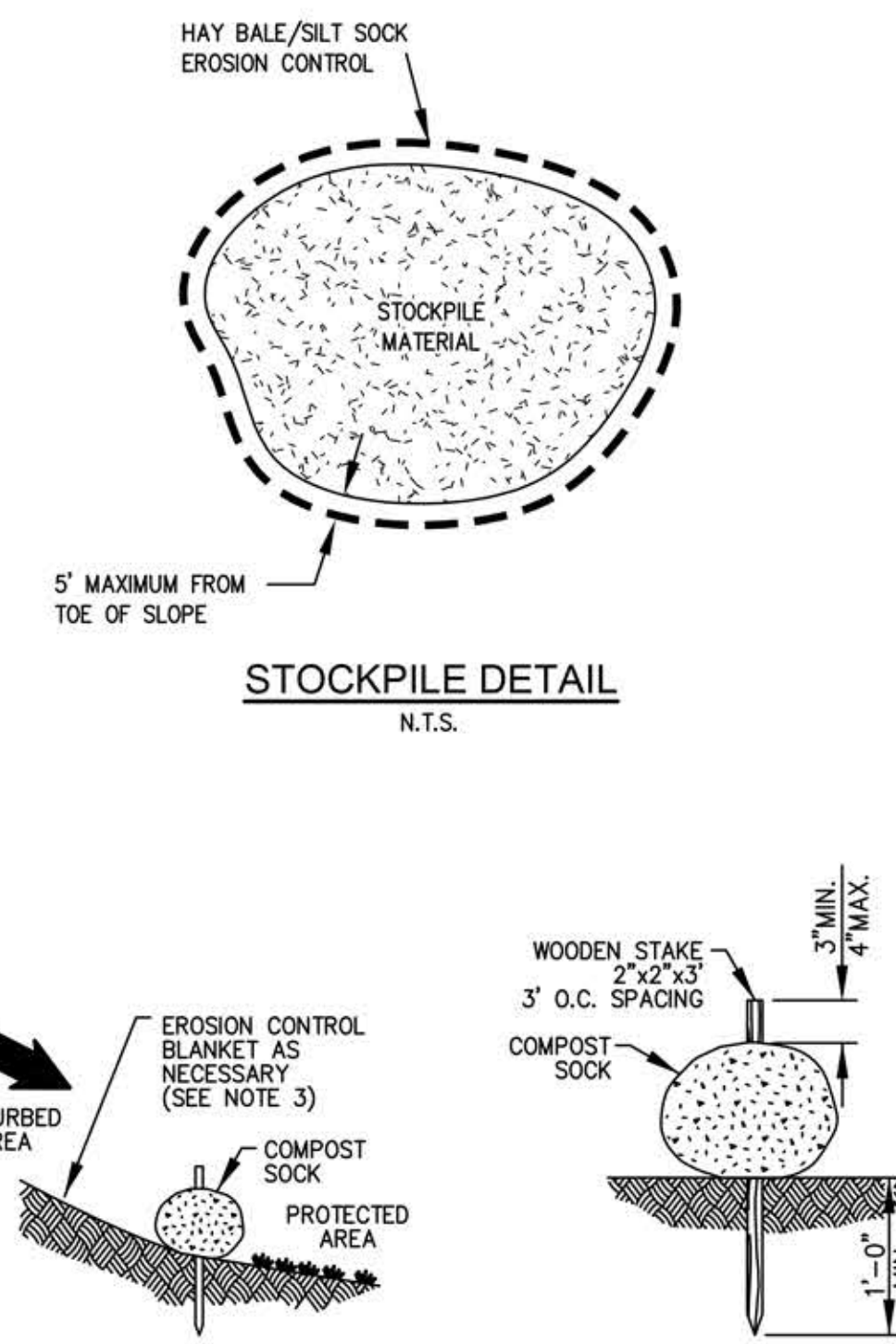
PARKING SPACE STRIPING
N.T.S.



SIGNAGE DETAIL
N.T.S.

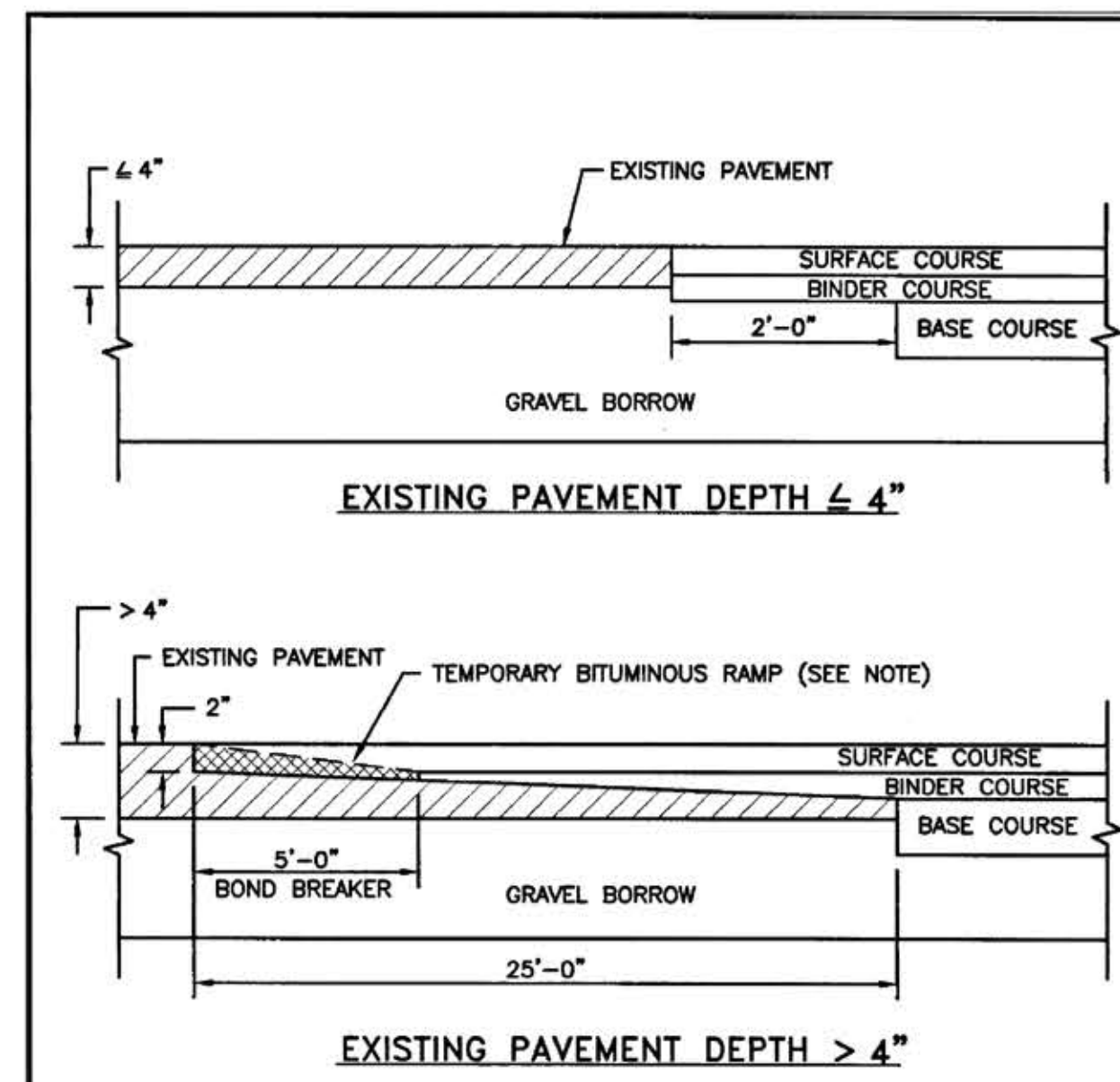


SIGNAGE AND HANDICAP MARKING
N.T.S.



NOTES:
1. COMPOST SOCK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COMPOST SOCK SHALL BE A MINIMUM OF 8" IN DIAMETER.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IF SPECIFIED ON PLANS.
4. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
5. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
6. NO STAKES ARE REQUIRED WHERE COMPOST SOCK IS INSTALLED ON PAVEMENT.

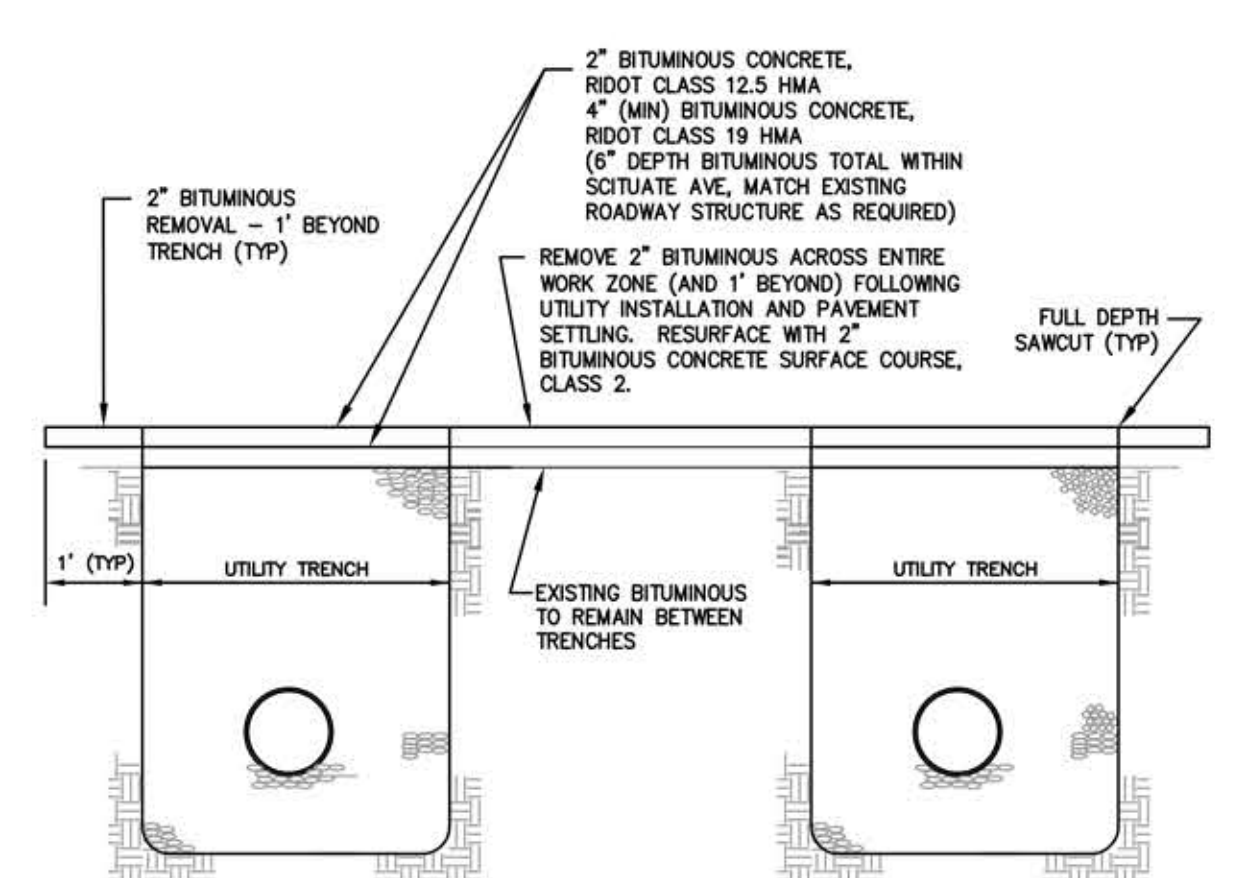
COMPOST SILT SOCK DETAIL
N.T.S.



NOTE:
A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0" FROM THE JOINT AND COVERED WITH THE BINDER COURSE AS THE TEMPORARY RAMP. PRIOR TO PLACING THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.

REVISIONS		
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
TRANSVERSE PAVEMENT CUT AND MATCH
JUNE 15, 1998
R.I. STANDARD 47.1.1



NOTE: FOLLOWING SETTLING OF PAVEMENT WITHIN THE UTILITY TRENCHES, THE CONTRACTOR SHALL REMOVE 2" BITUMINOUS ACROSS ENTIRE TRENCH WORK ZONE (INCLUDING AREA BETWEEN TRENCHES AND 1' BEYOND TRENCHES) AND REPLACE WITH 2" BITUMINOUS CONCRETE, RIDOT CLASS 12.5.

PAVEMENT RESURFACE DETAIL
N.T.S.

CONSTRUCTION DETAILS - I
PERMITTING PLANS
FOR
CLUB HOUSE
SITUATED ON
A.P. 20/2, LOTS 2112 & 2116
SCITUATE AVENUE
CRANSTON, RI
PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
1	MODIFY PAVEMENT STRUCTURE	RJB	1/29/18
2	LAYOUT CHANGE	RAS	0/19/22



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SCALE: AS SHOWN	APPROVED S.B.G.
DATE: DECEMBER, 2017	

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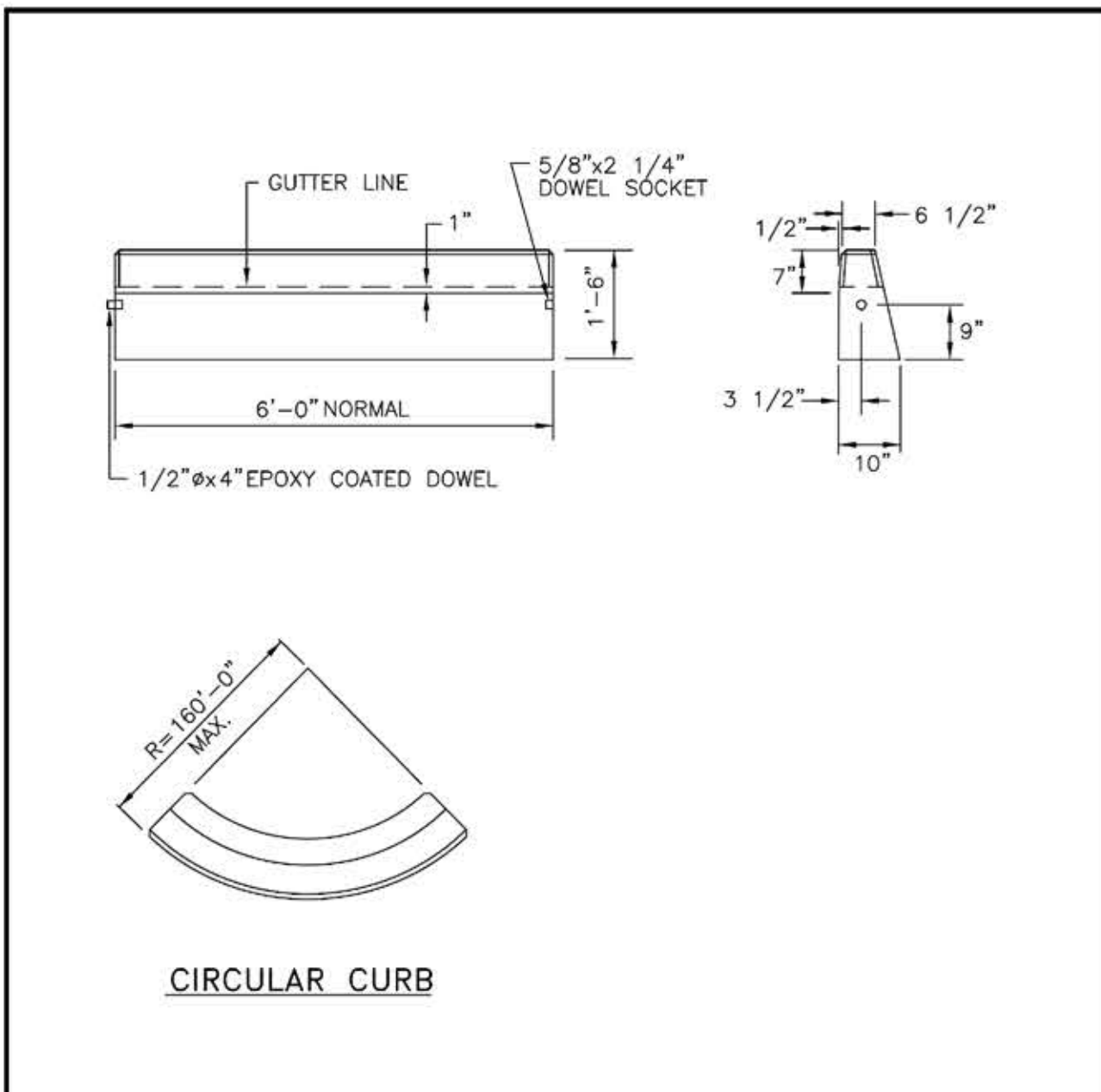
C-5

7 OF 10 SHEETS

OWNER/APPLICANT:
A.P. 20/2, LOTS 2112 & 2116
WEST BAY LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919

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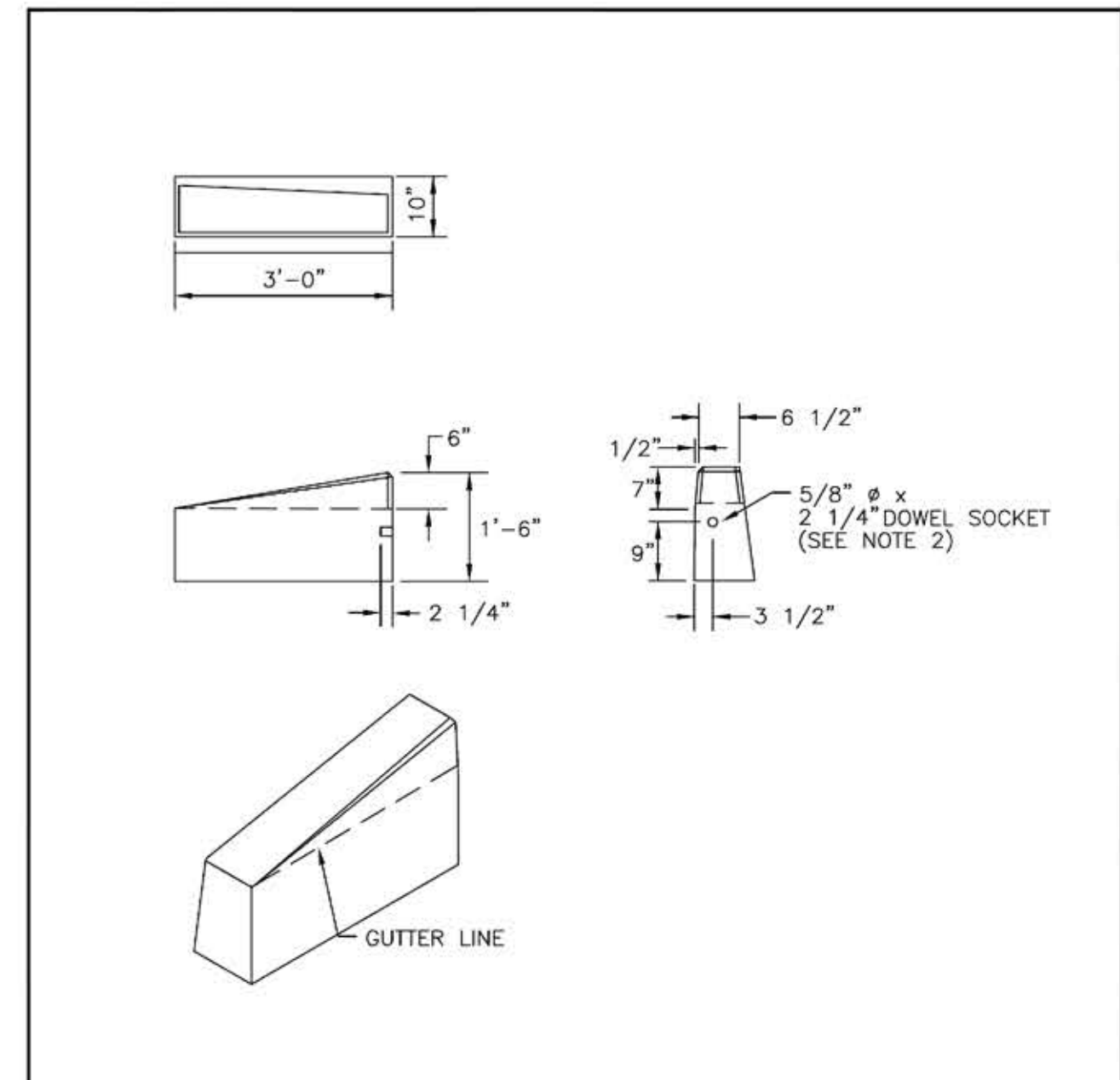
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NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

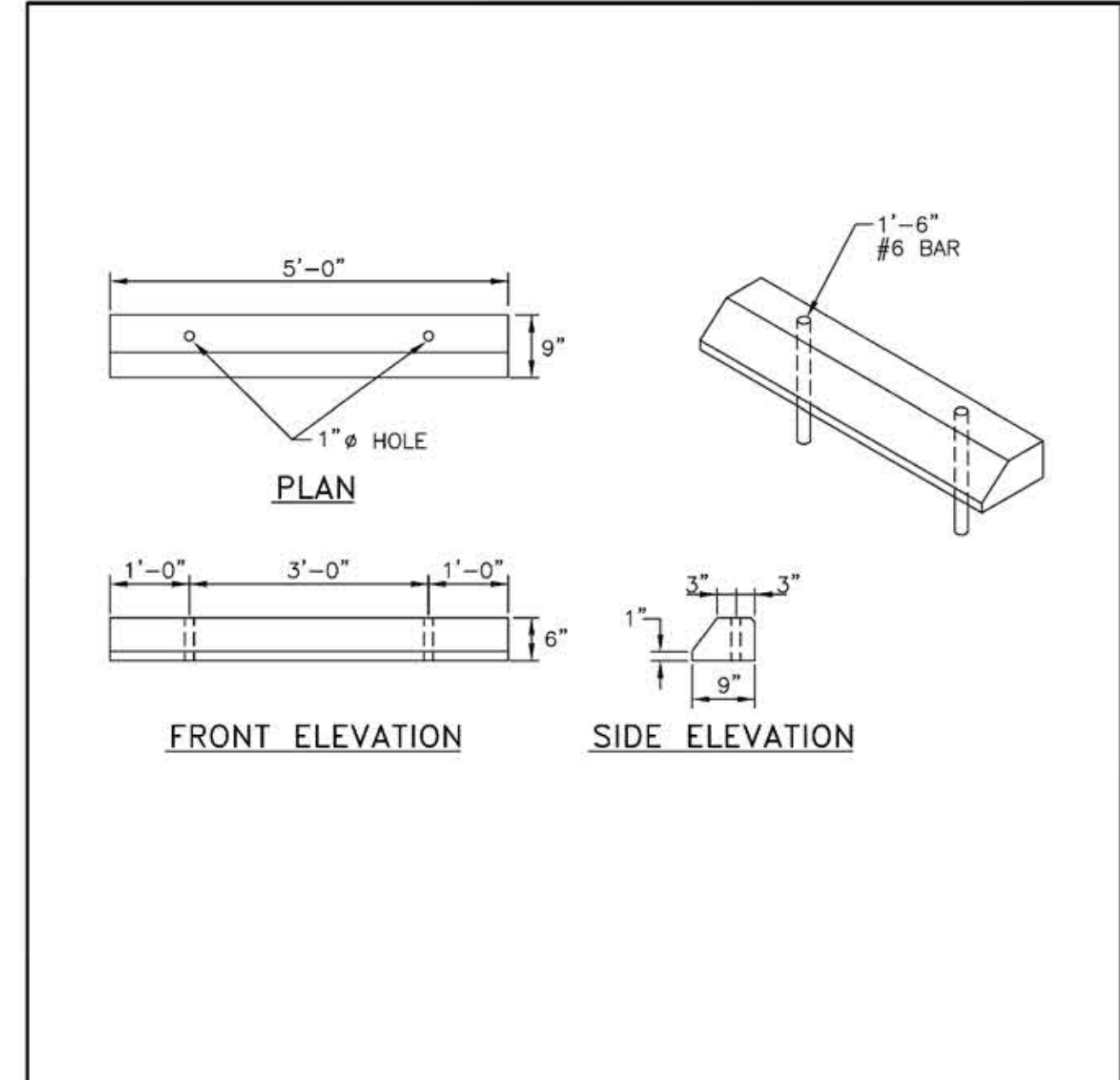
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PRECAST CONCRETE CURB
 JUN 15, 1998
 R.I. STANDARD 7.1.0



NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION. FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 5. LEFT AND RIGHT SECTIONS SHALL BE INSTALLED AS REQUIRED.

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05
2	MLP	06/01/10

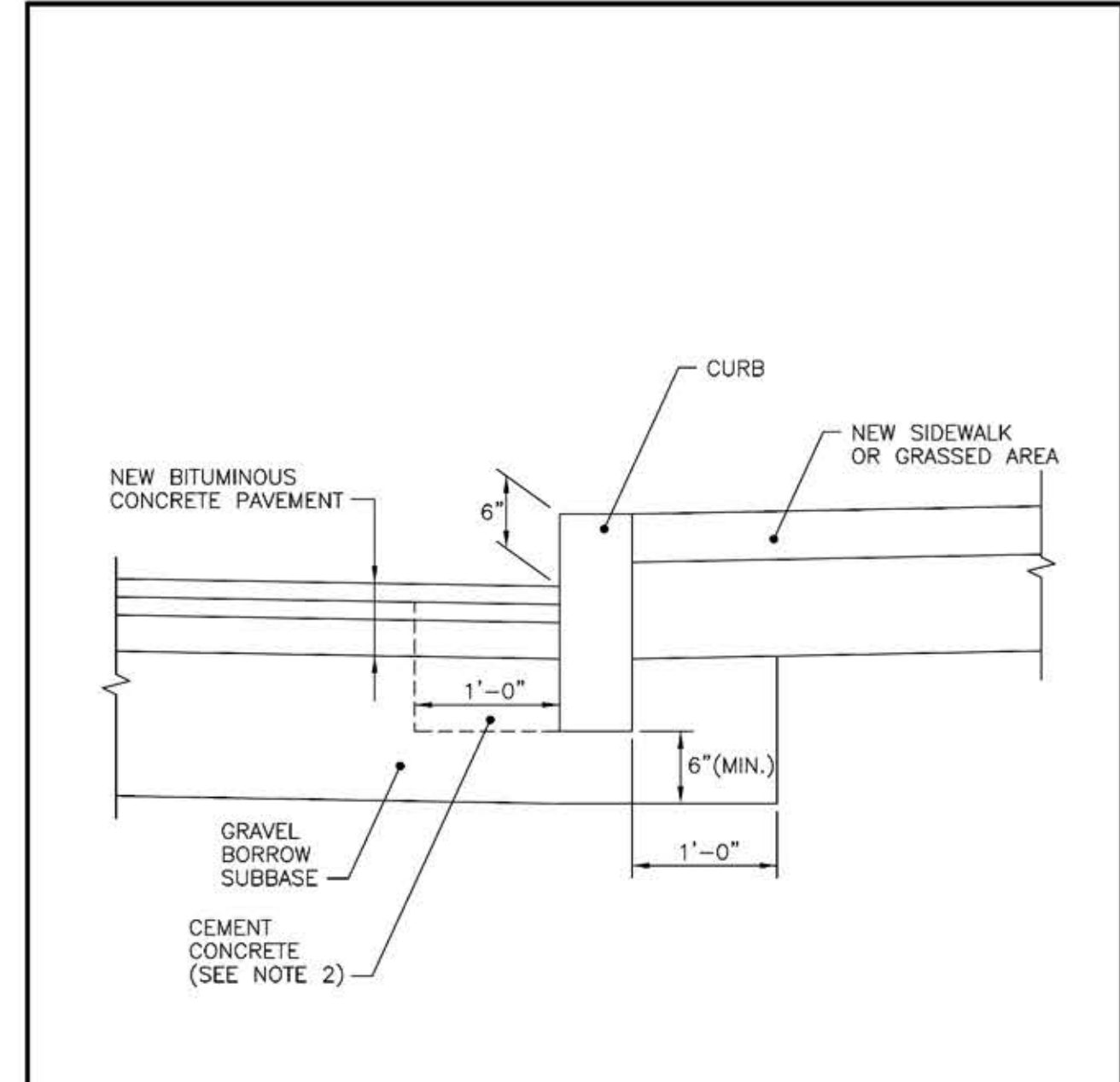
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
3'-0" PRECAST CONCRETE TRANSITION CURB
 JUN 15, 1998
 R.I. STANDARD 7.1.1



NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 3. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

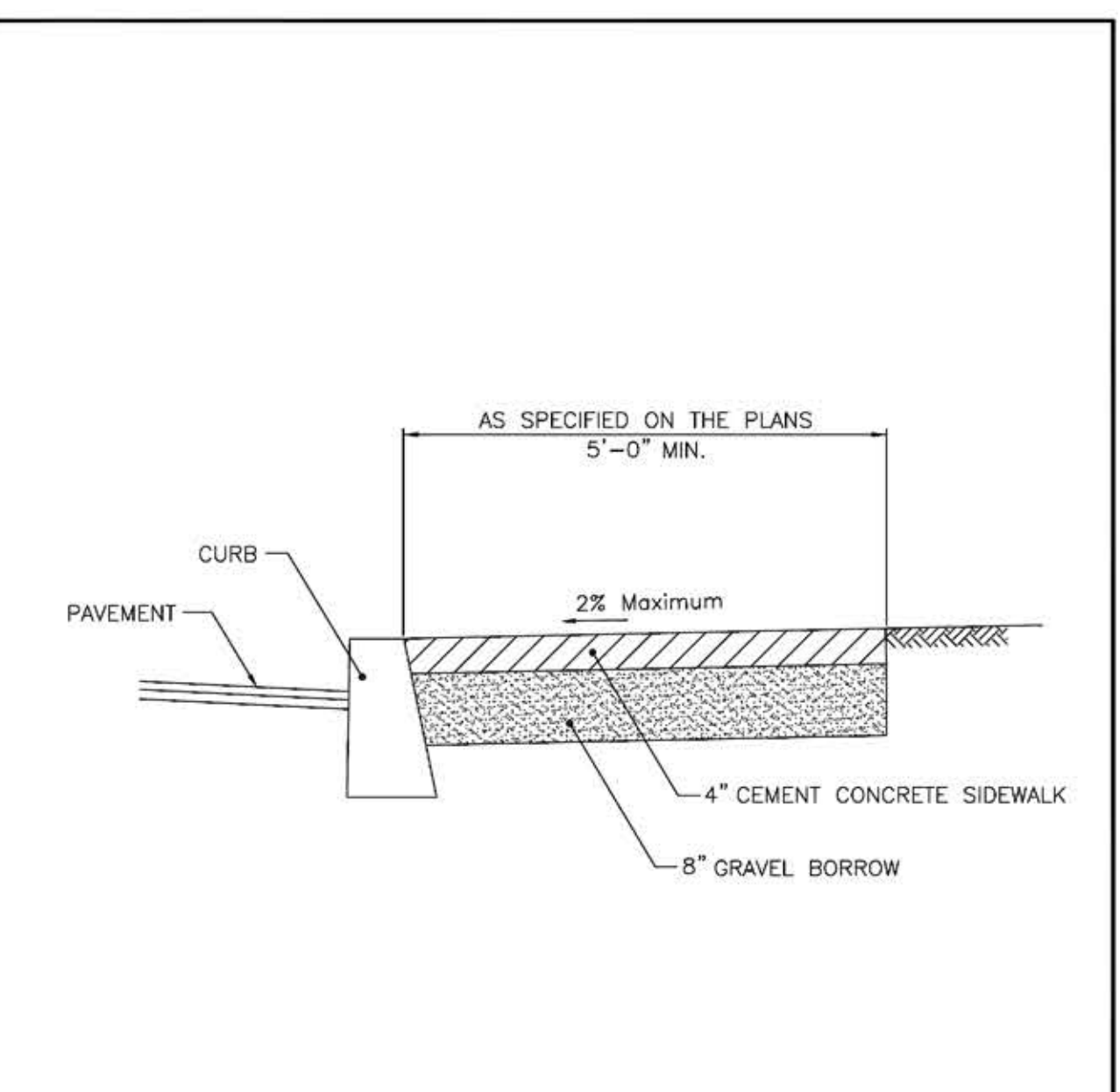
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PRECAST CONCRETE CAR STOPS
 JUN 15, 1998
 R.I. STANDARD 7.2.4



NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE. OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

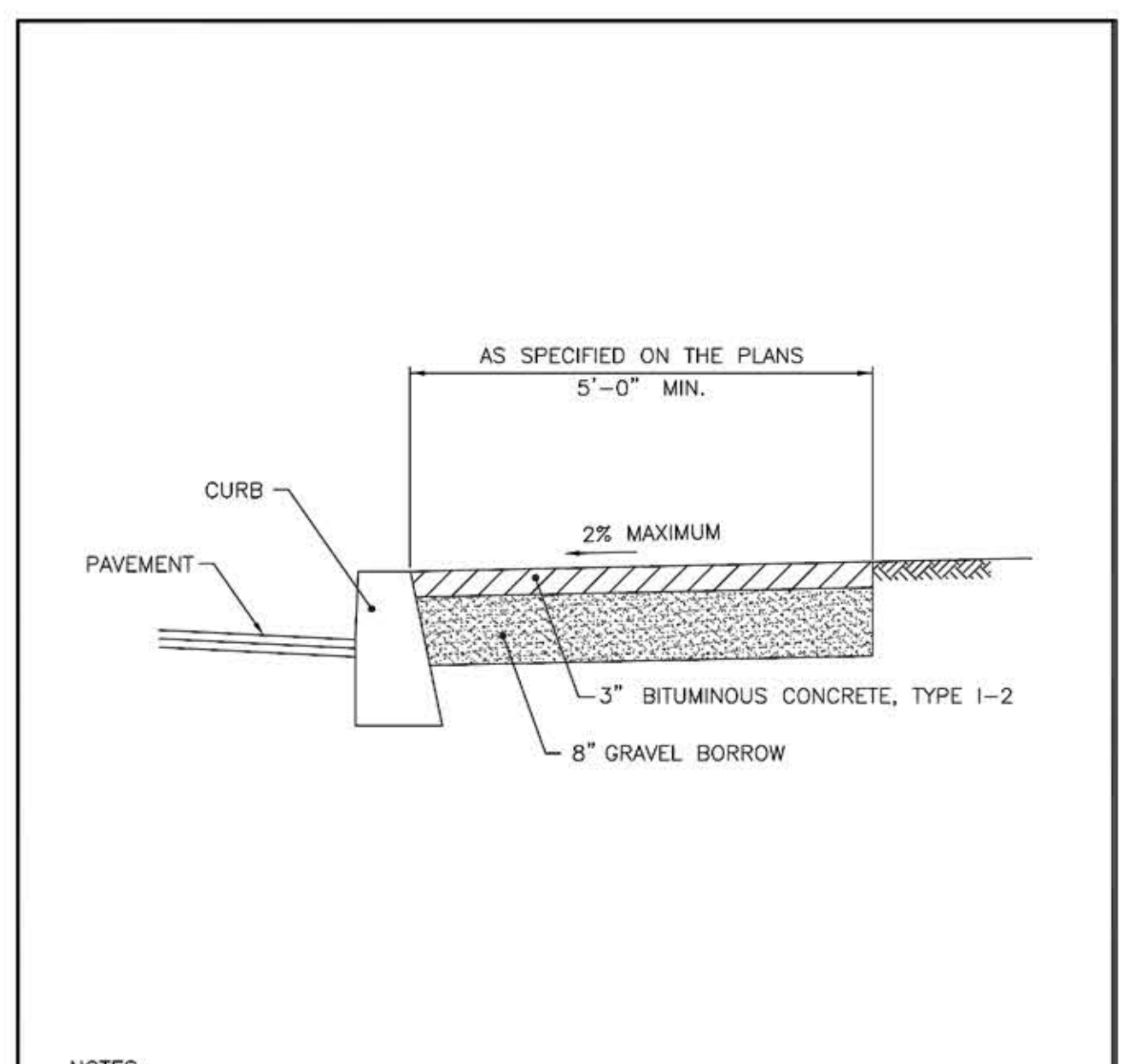
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CURB SETTING DETAIL
 JUN 15, 1998
 R.I. STANDARD 7.6.0



NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

REVISIONS		
NO.	BY	DATE
1	MLP	3/1/05
2	MLP	06/01/10

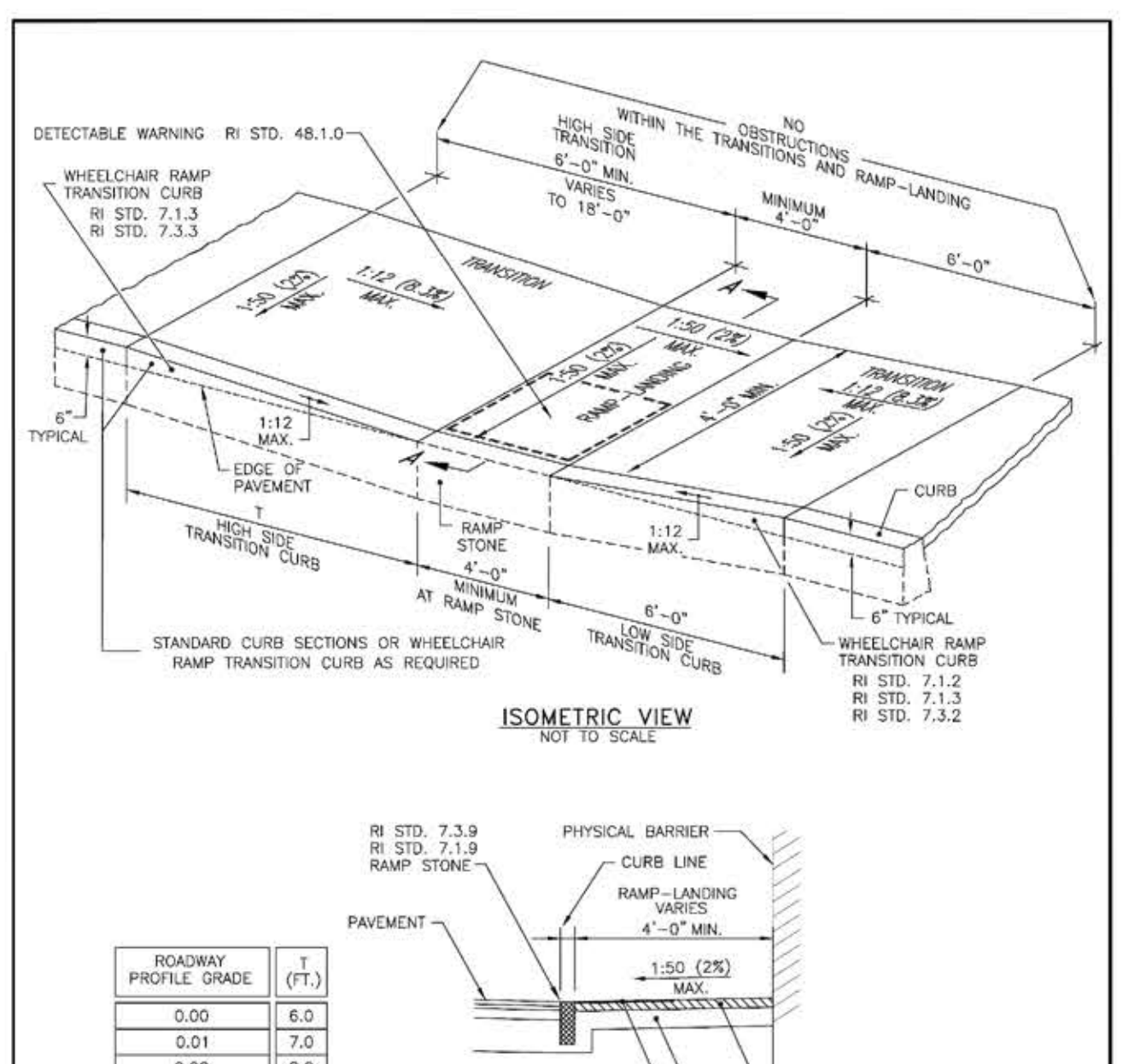
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CEMENT CONCRETE SIDEWALK
 JUN 15, 1998
 R.I. STANDARD 4.3.1.0



NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

REVISIONS		
NO.	BY	DATE
1	MLP	3/1/05
2	MLP	06/01/10

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BITUMINOUS CONCRETE SIDEWALK
 JUN 15, 1998
 R.I. STANDARD 4.3.2.0

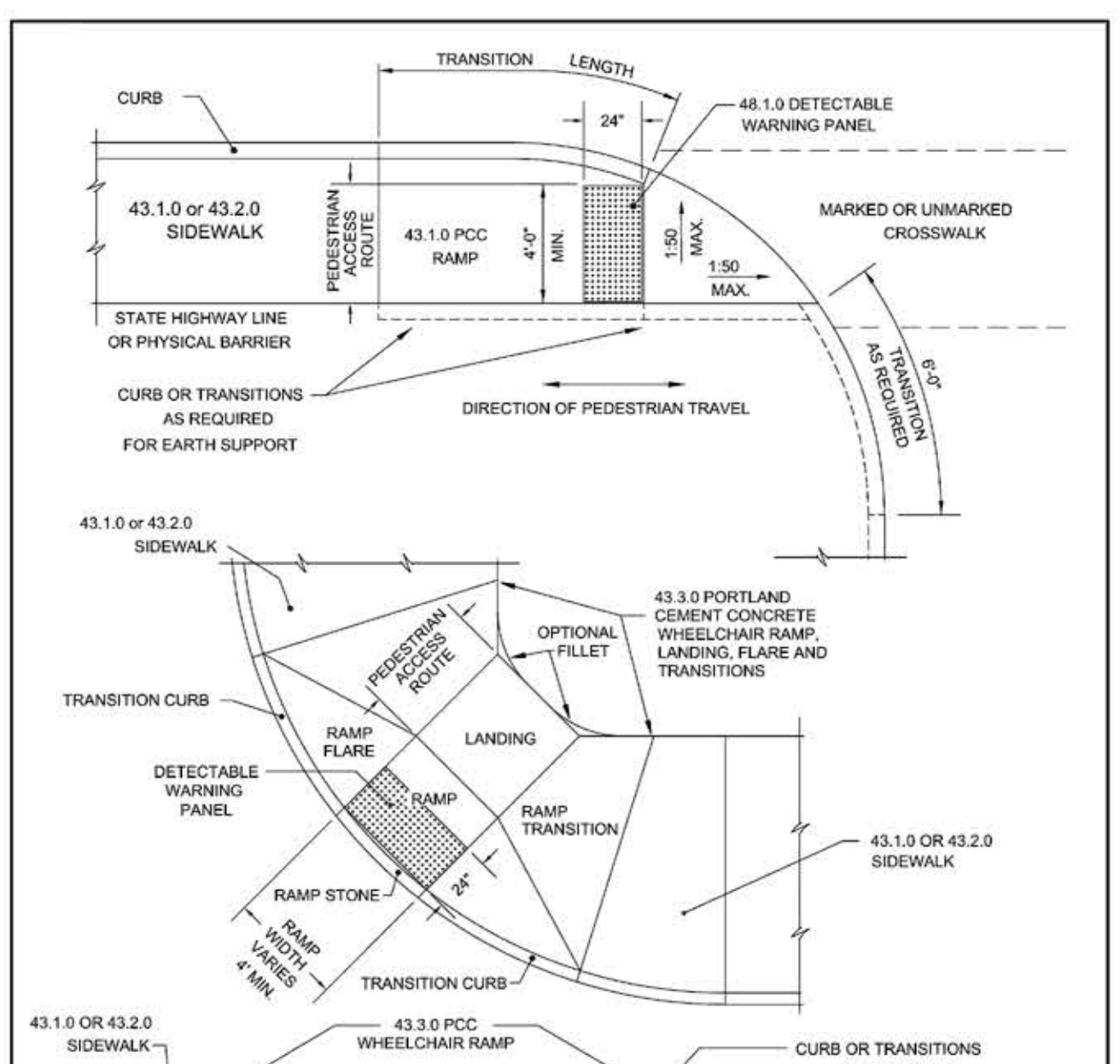


ROADWAY PROFILE GRADE	1 (FT.)
0.00	6.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0
> 0.05	18.0

NOTES:
 1. THIS DETAIL MAY BE USED WHEN A PHYSICAL BARRIER IS PRESENT AND THERE IS INSUFFICIENT ROOM TO PROPERLY CONSTRUCT AN ADA ACCESSIBLE RAMP AND LANDING. A TECHNICAL INFEASIBILITY FINDING IS REQUIRED.
 2. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 3. THE RAMP-LANDING AND TRANSITIONS SHALL BE FREE OF OBSTRUCTIONS.
 4. LOCATION OF THE RAMP-LANDINGS IS AS SHOWN ON CONTRACT DRAWINGS.
 5. AN UNOBSTRUCTED PEDESTRIAN ACCESS ROUTE (PATH OF TRAVEL) WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.
 6. THE ENTRANCE OF THE RAMP-LANDING SHALL BE FLUSH WITH THE PAVEMENT.
 7. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
 8. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
 9. DETECTABLE WARNINGS TO BE PAID FOR UNDER SECTION 942 OF THE R.I. STANDARD SPECIFICATIONS.

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 2003
2	MLP	Mar 2012

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
RAMP-LANDING FOR NARROW SIDEWALK
 MARCH 31, 2015
 R.I. STANDARD 43.3.2



NOTES:
 1. DETECTABLE WARNING PANEL SHALL BE IN ACCORDANCE WITH SECTION 942 OF THE RHODE ISLAND STANDARD SPECIFICATIONS. PANEL TO MATCH RAMP WIDTH.

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 2003
2	MLP	Mar 2012

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
DETECTABLE WARNING PANEL PLACEMENT
 JUN 15, 1998
 R.I. STANDARD 48.1.0

CONSTRUCTION DETAILS - 2
PERMITTING PLANS
 FOR
CLUB HOUSE
 SITUATED ON
 A.P. 20/2, LOTS 2112 & 2116
 SCITUATE AVENUE
 CRANSTON, RI
 PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
1	MODIFY PAVEMENT STRUCTURE	RJB	1/29/18
2	LAYOUT CHANGE	RAS	0/19/22

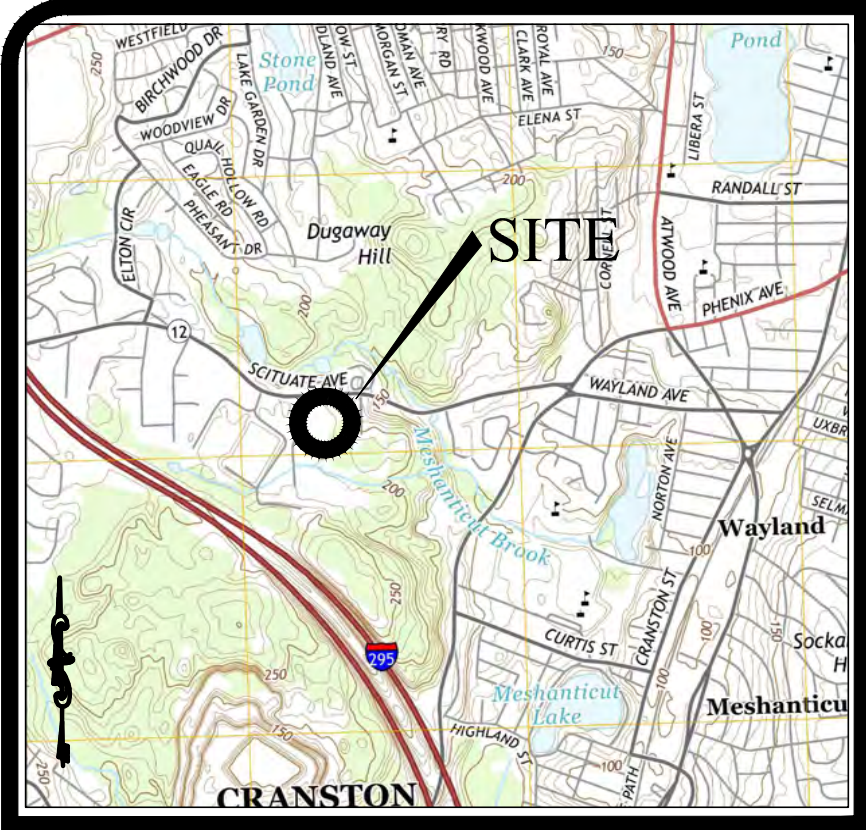
GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
 85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, R.I. 02940
 TEL. 401-273-6000

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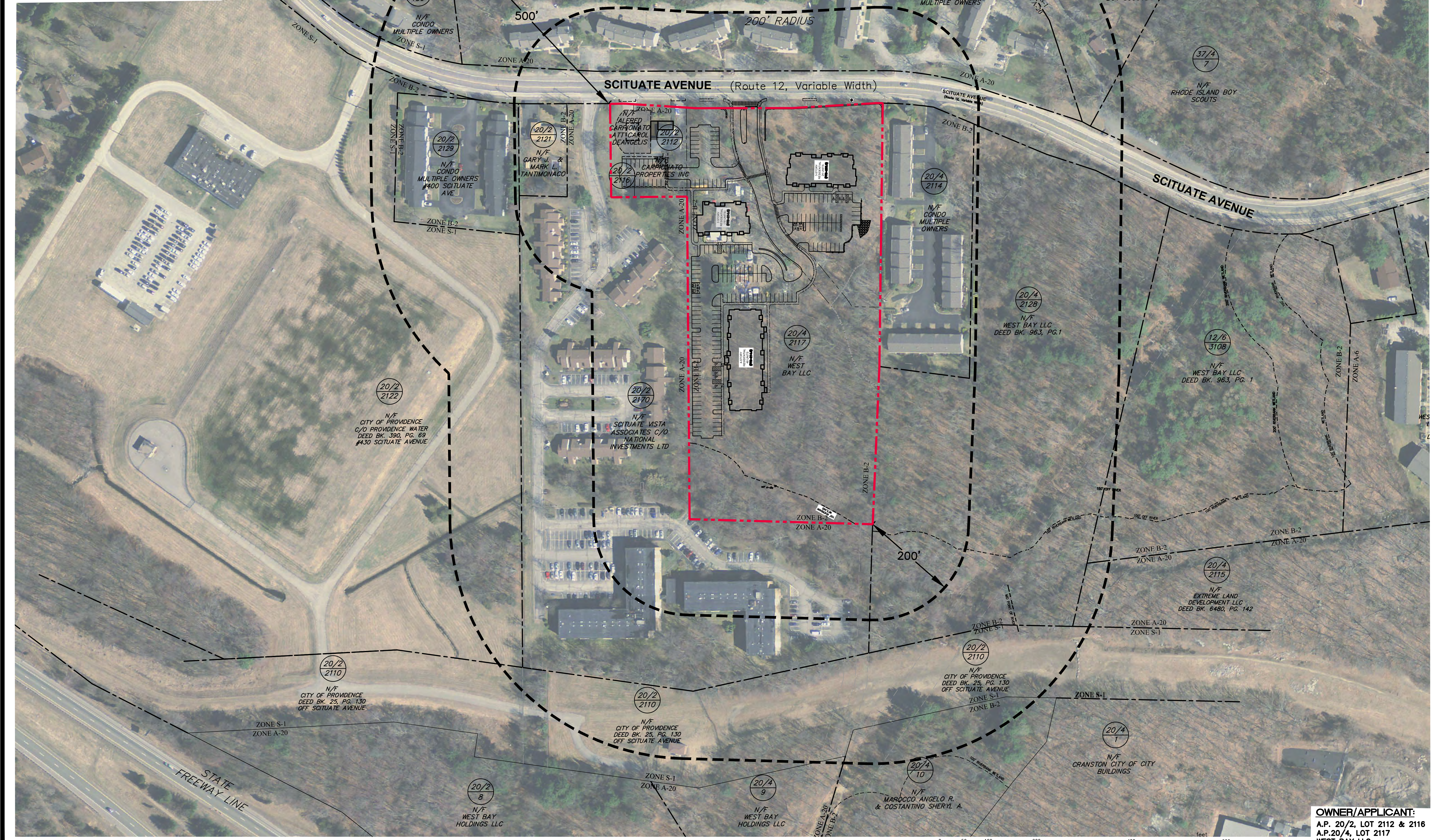
JOB NO. 6856-00	DRAWN BY R.A.S.
DWG. NO. 6856-BASE	CHECKED S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
DATE: DECEMBER, 2017	

C-6
 SHEET
 8 OF 10 SHEETS

OWNER/APPLICANT:
 A.P. 20/2, LOTS 2112 & 2116
 WEST BAY LLC
 1414 ATWOOD AVE
 JOHNSTON, RI 02919



LOCUS MAP
NOT TO SCALE



VICINITY MAP
SCALE 1" = 100'



OWNER/APPLICANT:
A.P. 20/2, LOT 2112 & 2116
A.P.20/4, LOT 2117
WEST BAY LLC
1414 ATWOOD AVE
JOHNSTON, RI 02919

**VICINITY MAP
DEVELOPMENT PLAN
REVIEW**
FOR
CHAMPLIN HILLS
SITUATED ON
A.P. 20/2, LOTS 2112 & 2116 and A.P. 20/4, LOT 2117
SCITUATE AVENUE
CRANSTON, RI
PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE

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85 CORLISS STREET
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JOB NO. 6856-00	DRAWN BY K.Y.Y.
DWG. NO. 6856-00-Vicinity Map.dwg	CHECKED S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: SEPTEMBER 2017

SHEET
C-8
10 OF 10 SHEETS

L:\6856-00_Proposed Multi-Family Development - Scituate Avenue - Cranston, RI\dwg\01-Current Civil\6856-00-Vicinity Map.dwg, 03/23/2023 10:45:03 AM

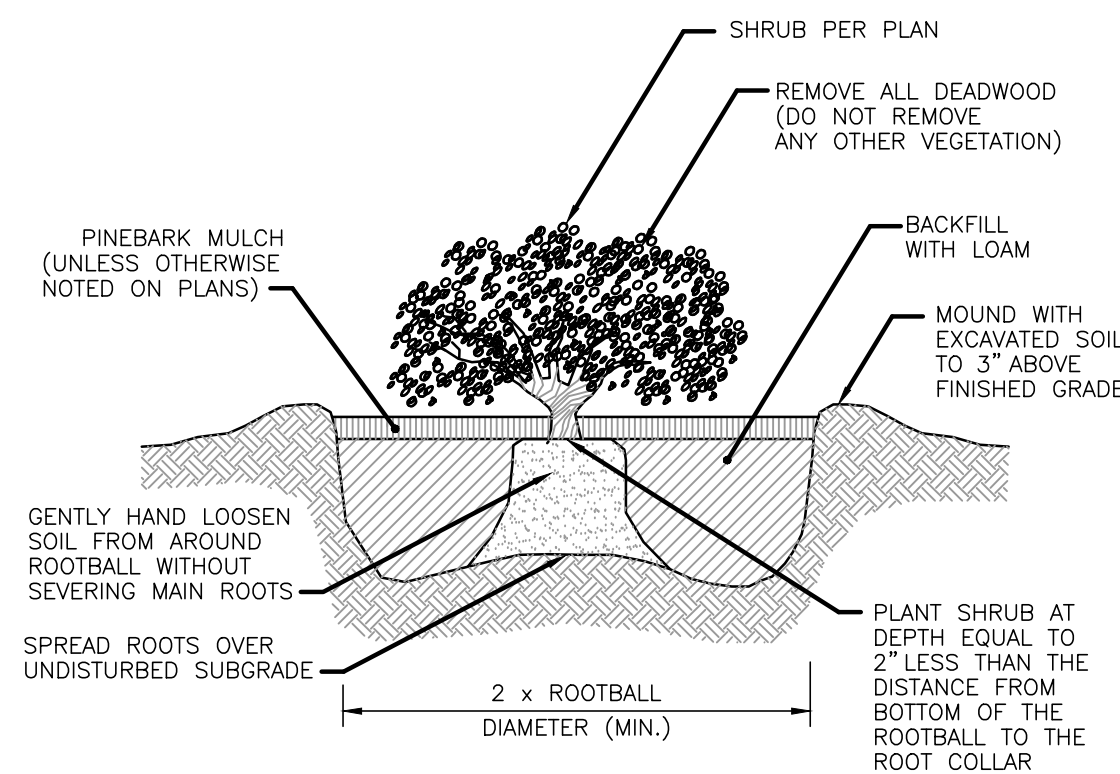
GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL MEET THE AMERICAN OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASONS NORMAL TO THE PARTICULAR VARIETY. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. IF THE FIRST YEAR ENDS DURING THE DORMANT PERIOD, THE GUARANTEE SHALL EXTEND TO THE START OF THE NEXT LEAFING. DURING THE ONE-YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL EMPLOY ACCEPTED HORTICULTURAL PRACTICES TO KEEP THE PLANTS INSTALLED IN LIVING, HEALTHY CONDITION. FOLLOWING THE ONE-YEAR GUARANTEE PERIOD THE OWNER/OWNERS SHALL INSPECT ALL PLANT MATERIAL FOR HEALTHY ORNAMENTAL QUALITY. AT THAT TIME SHOULD ANY PLANT MATERIAL BE FOUND IN INADEQUATE HEALTH THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE THE PLANT IN KIND AND PROVIDE A ONE-YEAR GUARANTEE FOR THE REPLACEMENT PLANT.
4. INSTALL ALL PLANT MATERIAL AS SHOWN IN DETAILS.
5. STAKE ALL TREES OVER 5' AS SHOWN ON DETAILS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
6. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF IMMEDIATELY TO AN OFFSET LOCATION, UNLESS OTHERWISE INDICATED ON THE PLANS.
7. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT.
8. LAYOUT: ALL NOTES AND DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE SQUARE (PARALLEL OR PERPENDICULAR) UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE OWNER/OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS AND/OR IN THE FIELD, OR ON CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE PLANS.
9. PROTECTION OF EXISTING PLANTINGS: MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREES OF OTHER PLANT SPECIMENS WHICH ARE LARGE FOR THEIR SPECIES, RARE TO THE AREA, OR OF SPECIAL HORTICULTURAL OR LANDSCAPE VALUE. CONTACT OWNER/LANDSCAPE ARCHITECT BEFORE REMOVING ANY SPECIMEN OF THIS TYPE UNLESS OTHERWISE NOTED ON THE PLANS. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF SUPPORTING. THEY SHALL BE OF MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.
10. PRUNING: THE CONTRACTOR SHALL CAREFULLY PRUNE BRANCHES IN THE WAY OF CONSTRUCTION BY USING ONLY APPROVED METHODS AND TOOLS. THE USE OF AXES FOR TRIMMING OR SPURS FOR CLIMBING WILL NOT BE PERMITTED.
11. UTILITIES: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL UTILITY DAMAGE INCLUDING DAMAGE THAT MAY OCCUR TO NEW UTILITIES. THE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE PRIOR TO COMMENCING ANY SITE CONSTRUCTION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. DISTURBED AREAS: ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL (OR BETTER) CONDITION BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT, AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE RAKED TO REMOVE STONES AND LOAMED AND SEEDED AS PER SPECIFICATIONS.
13. DRAINAGE SYSTEMS: CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEAN-OUT OF ALL CATCH BASINS, MANHOLES, AND/OR OTHER DRAINAGE FEATURES ON THE SITE WHICH HAVE ACCUMULATED SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES.

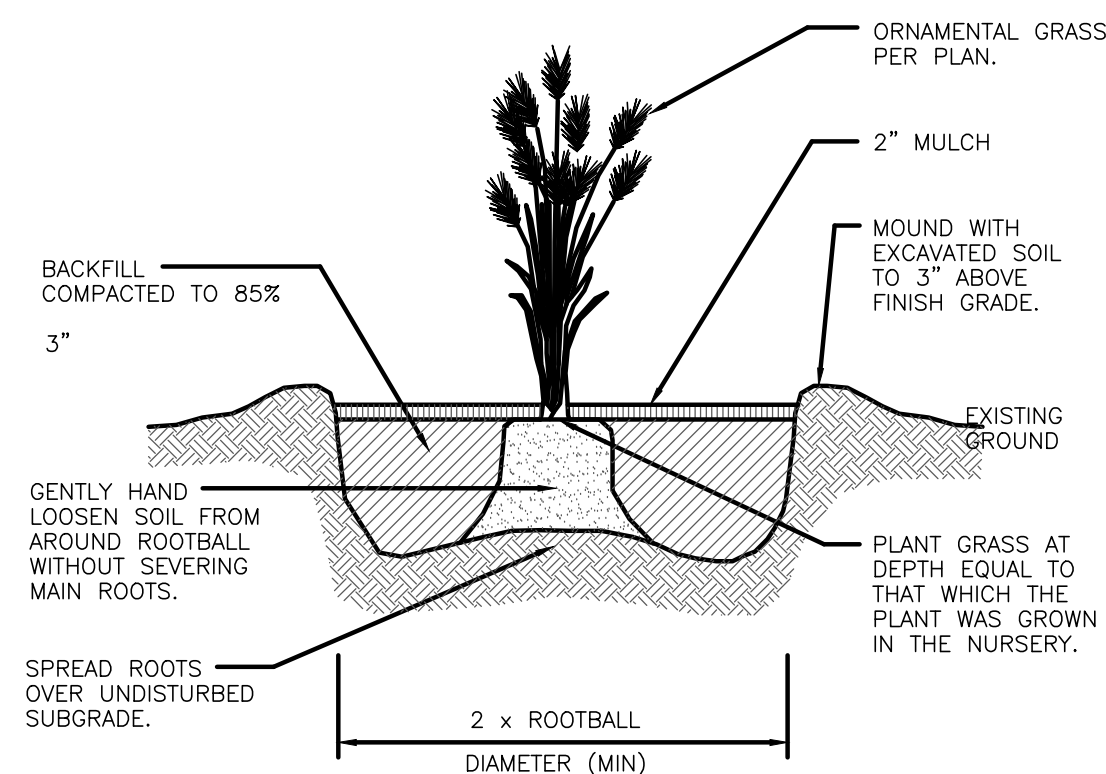
LOAM AND SEEDING

APPLICATION OF LOAM AND SEED SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

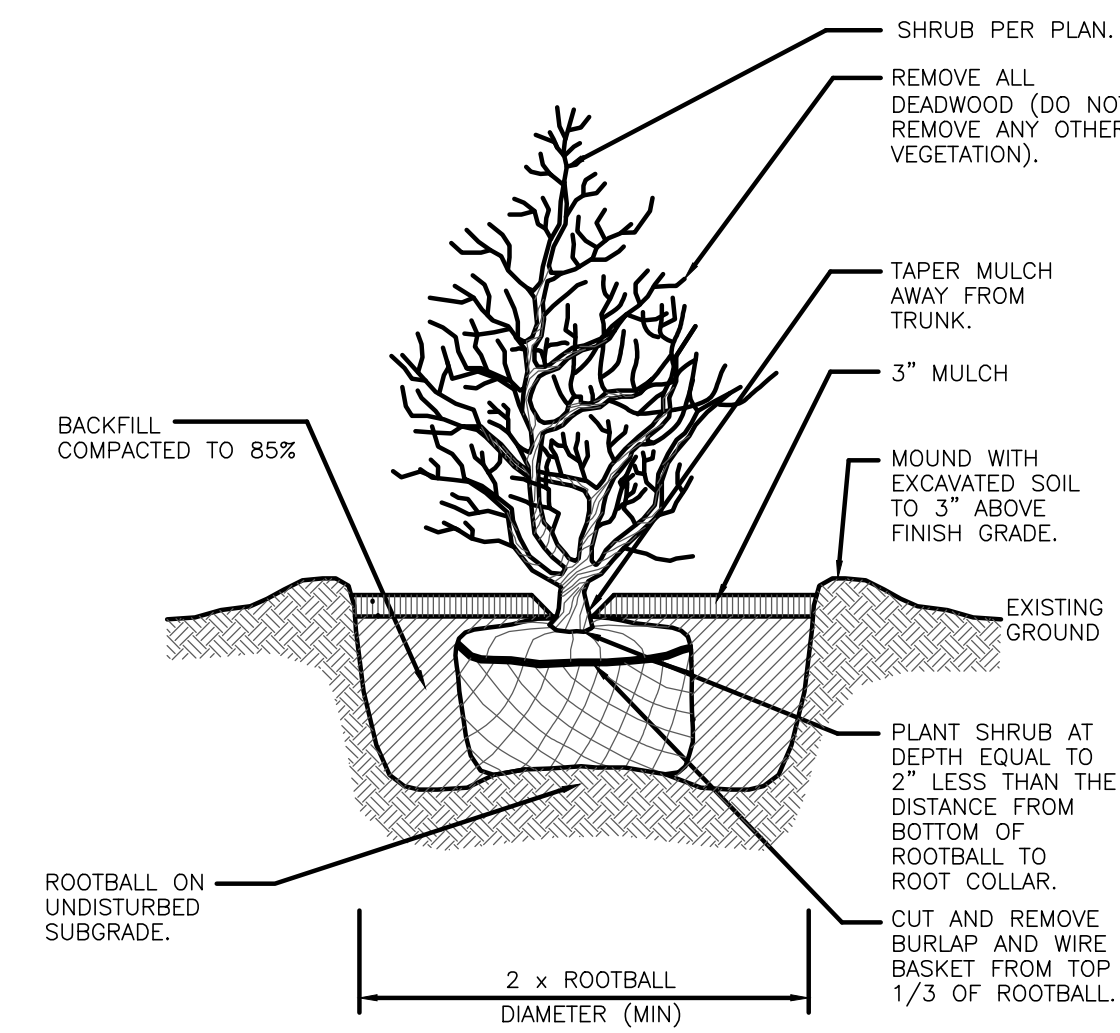
1. LOAM MATERIAL TO BE FURNISHED SHALL CONSIST OF SCREENED LOOSE, FRIABLE, FINE SANDY LOAM OR SANDY LOAM, AS DEFINED BY THE USDA'S SOIL CONSERVATION SERVICE IN THE SOIL SURVEY MANUAL ISSUED IN 1993, FREE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LARGER THAN 1/2-INCH IN ANY DIMENSION AND WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 5 PERCENT NOR MORE THAN 20 PERCENT OF THE LOAM AS DETERMINED BY LOSS-ON-IGNITION OF OVEN DRIED SAMPLES THAT HAVE BEEN DRAWN BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED OR DIRECTED. THE LOAM SHALL HAVE AN ACIDITY RANGE OF 5.5 PH TO 7.6 PH.
2. LOAM MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE RETAINED AND DISTRIBUTED WITHIN THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIAL. ALL EXISTING LOAM REMAINS THE PROPERTY OF THE OWNER.
3. LOAM SHALL BE SPREAD TO A DEPTH OF 4" IN SEEDING AREAS AND PLACED TRUE TO LINES AND GRADES SHOWN ON THE PLANS.
4. THE LOAMED SURFACE SHALL BE GRADED, AND ALL ROOTS, SODS, WEEDS, COBBLES OR STONES WITH ANY DIMENSION GREATER THAN 1 INCH SHALL BE REMOVED AND LEGALLY DISPOSED OF. AFTER SHAPING AND GRADING, ALL TRUCKS AND OTHER EQUIPMENT NOT REQUIRED TO PERFORM SEEDING, MULCHING OR MOWING OPERATIONS SHALL BE EXCLUDED FROM THE LOAMED AREAS.
5. LIME (GROUND OR PELLETIZED) SHALL BE APPLIED DRY AND SPREAD EVENLY OVER THE ENTIRE SURFACE TO BE SEEDED. UNLESS OTHERWISE SPECIFIED, THE APPLICATION RATE SHALL BE 1 TON PER ACRE. RAKING SHALL BE COMPLETED AFTER THE FERTILIZER HAS BEEN APPLIED.
6. ALL SEED DELIVERED TO THE JOB SHALL BE IN CONTAINERS LABELED IN ACCORDANCE WITH PROVISIONS OF THE RHODE ISLAND SEED ACT OF 1956 (VOLUME 8, TITLE 2, CHAPTER 6) AND ITS AMENDMENTS AS PROVIDED FOR AGRICULTURAL SEED OFFERED FOR SALE. ONLY THE CURRENT YEARS SEED SHALL BE ACCEPTED.
7. SEED SHALL BE APPLIED ONLY DURING THE FOLLOWING DATES:
 SPRING SEEDING: MARCH 15 TO MAY 31.
 FALL SEEDING: AUGUST 15 TO OCTOBER 15.
8. THE CONTRACTOR SHALL WATER ALL SEEDED AREAS AND RESEED AS NECESSARY FOR A PERIOD OF 2-MONTHS OR UNTIL A HEALTH STAND OF GRASS IS ESTABLISHED AND APPROVAL HAS BEEN MADE BY THE OWNER/LANDSCAPE ARCHITECT.



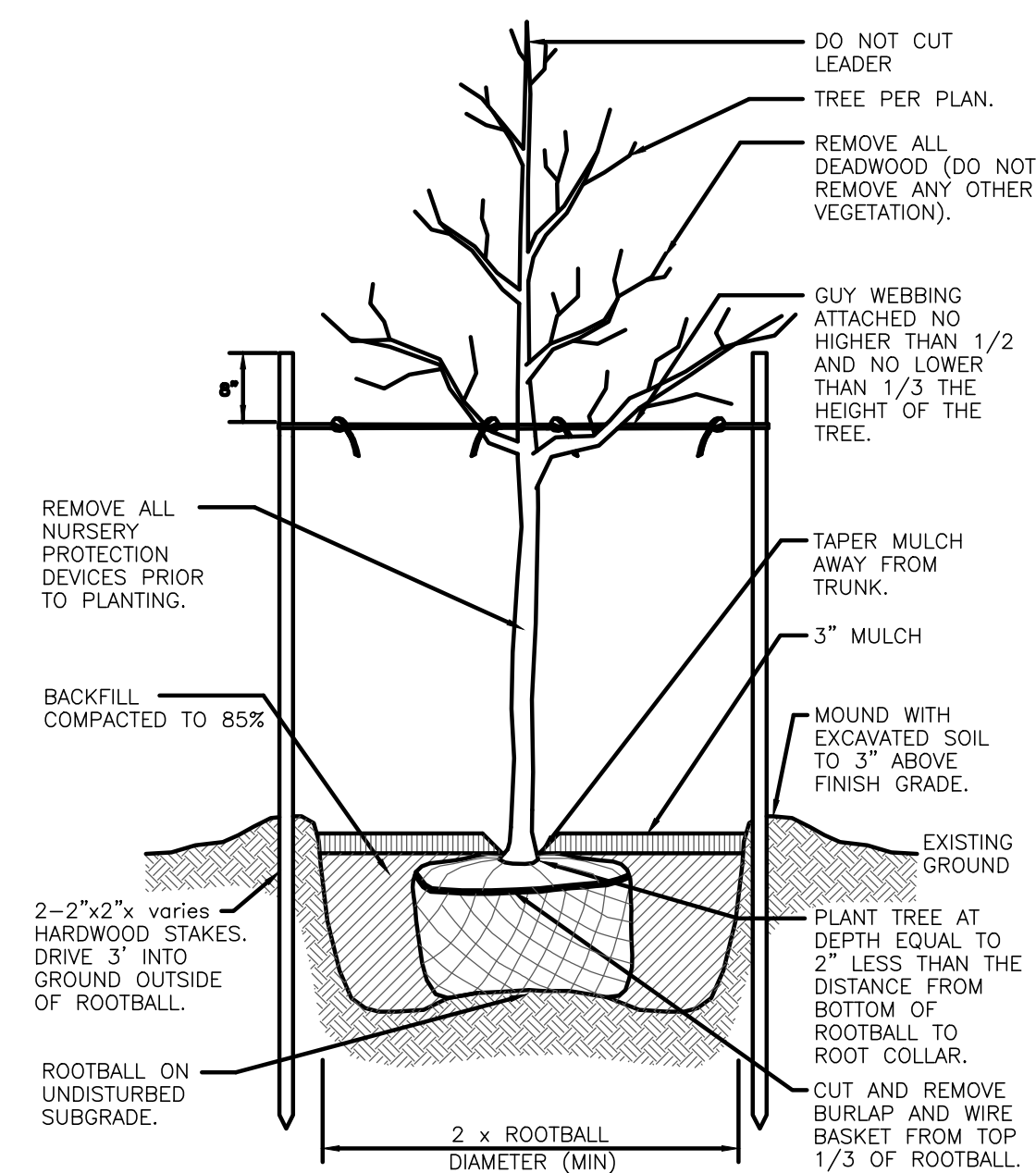
Container Grown Shrub and Perennial Planting Detail
NOT TO SCALE



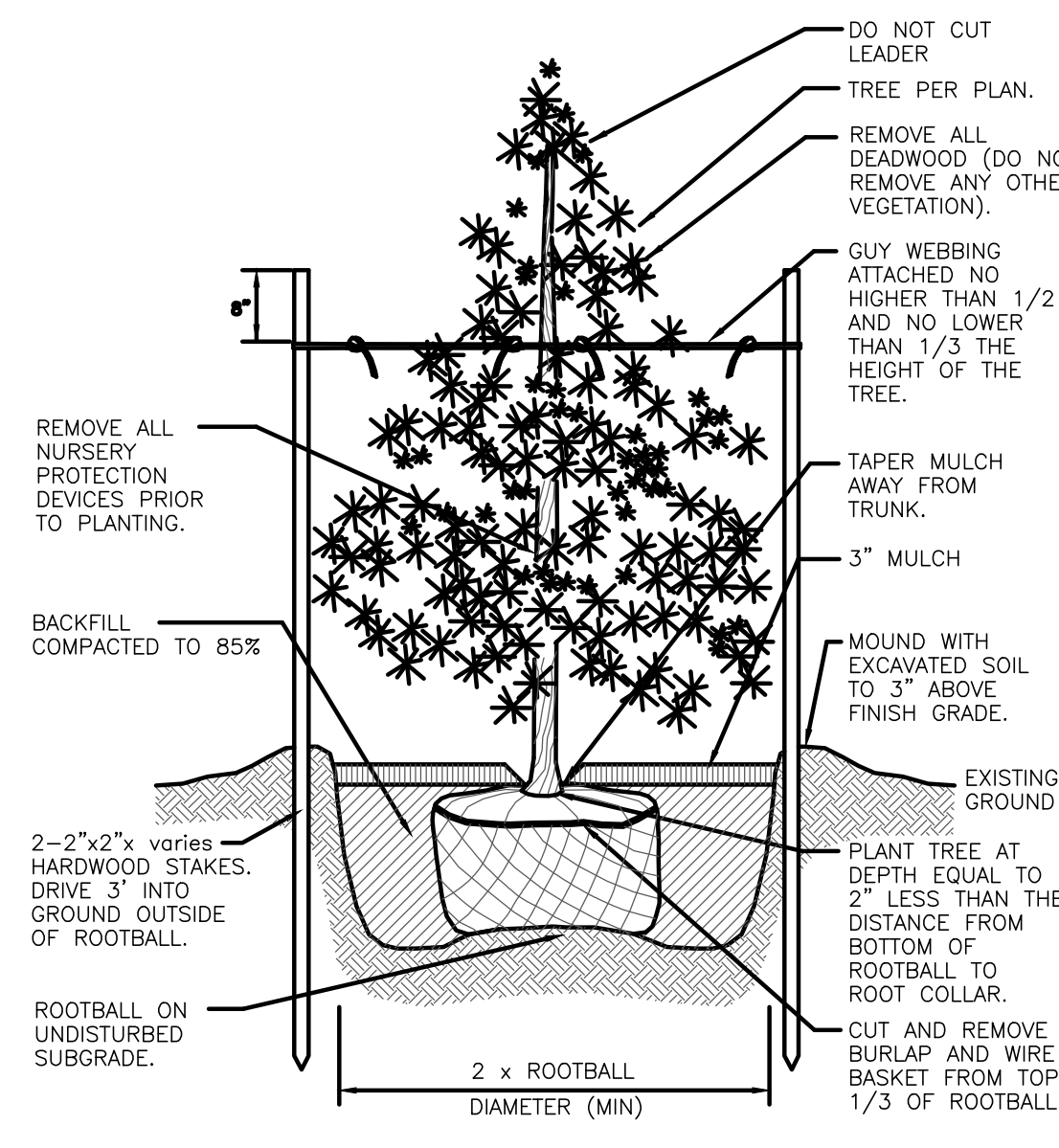
Perennial Planting Detail
NOT TO SCALE



B & B Shrub Planting Detail
NOT TO SCALE



Canopy Tree Planting Detail
NOT TO SCALE



Evergreen Tree Planting Detail
NOT TO SCALE

PLANT LIST:

CANOPY & FLOWERING TREE				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AR	ACER RUBRUM 'FRANKSRED' RED SUNSET SWAMP MAPLE	4	2'-2.5' CAL	
TC	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLE LEAF LINDEN	2	2'-2.5' CAL	

EVERGREEN TREE				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	8	6'-0' B4B	
PS	PINUS STROBILUS WHITE PINE	9	6'-8' B4B	
TP	TILIA PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE	13	6'-8' B4B	

EVERGREEN SHRUB / PERENNIAL				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
MP	MYRICA PENNSYLVANICA BAYBERRY	1G	#5 CONTAINER	
RD	RHOODODENDRON 'DELAWARE VALLEY WHITE' DELAWARE VALLEY WHITE AZALEA	6	#5 CONTAINER	
RR	ROSA 'RADCON' PINK KNOCK OUT PINK KNOCK OUT ROSE	6	#5 CONTAINER	

PERENNIALS/ GROUNDCOVERS/ VEINS				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
HS	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	7	#1 CONTAINER	18" O.C.
FA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	10	#1 CONTAINER	18" O.C.
RH	RUDBECKIA HIRTA BLACKED SUSAN	6	#1 CONTAINER	18" O.C.

LANDSCAPE DETAILS PLAN
PERMITTING PLANS
 FOR
CLUB HOUSE
 SITUATED ON
 A.P. 20/2, LOTS 2112 & 2116
SCITUATE AVENUE
CRANSTON, RI
 PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
2	LAYOUT CHANGE	RAS	0/19/22

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JOB NO. 6856-00	DRAWN BY K.Y.Y.
DWG. NO. 6856-BASE	CHECKED D.C.S.
SCALE: AS SHOWN	APPROVED D.C.S.
	DATE: NOVEMBER, 2022

SHEET

L-2

OWNER/APPLICANT:
 A.P. 20/2, LOTS 2112 & 2116
 WEST BAY LLC
 1414 ATWOOD AVE
 JOHNSTON, RI 02919

2 OF 2 SHEET

L:\6856-00_Processed_Multi-Family_Development - Scituate Avenue - Cranston, RI\6856-01-Current_Civil\6856-Commercial-Club_House_dwg\Club_House_dwg\6856-00-Club_House.dwg 01/24/2023 10:49:03 09:25